




McEwan Fraser Legal
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TWO DOUBLE BEDROOM SPLIT-LEVEL
MAINSONETTE PRESENTED IN GOOD
ORDER THROUGHOUT
BRIGHT AND SPACIOUS LAYOUT OFFERING
GREAT FLEXIBILITY

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his spacious apartment holds a wonderful position in Dunoon. Caledonian McBrayne ferries run a regular (seven day) service from Dunoon Pier (within walking distance) to Gourrock Ferry Terminal with connecting train service to Glasgow Central Station. Western Ferries run a regular (seven day) service from nearby Hunters Quay to McInroy's Point, Gourrock with bus connection to Buchanan Street, Glasgow. In the 1908 Olympic Games, the 12 metre class race took place at Hunter's Quay, although most of the sailing took place on the Solent. Only two yachts entered the class: Mouchette from the Royal Liverpool Yacht Club and Hera from the Royal Glasgow Club. They were allowed to race on the Upper Clyde for convenience. Hera won. Today, yachting is still a regular feature of the area.

Dunoon is a busy seaside town which first blossomed in the 19th century to become a Clyde seaside resort. Throughout the summer months many tourists still visit Dunoon and enjoy a walk along the promenade or a cruise down the Clyde. It offers good local amenities including a hospital, library, leisure centre and a supermarket. Sporting activities abound in the area include excellent sailing, golfing and both freshwater and

sea fishing.

Part Exchange Available!! McEwan Fraser Legal is delighted to present for sale this generous two double bedroom, split-level maisonette, situated within the hugely popular and sought after location of 'Dunoon'. *This property would be a super acquisition for either a first time or an elderly buyer, given its superb spot, offering great commuting links as well as being within a very short stroll to all local amenities and schooling catchments.*

The flat has been well designed to maximise the natural available light, creating a modern ambience and is presented to the market in good decorative order. Room dimensions are generous and the split-level accommodation has been arranged to offer both flexibility and a high level of individuality.

In more detail the property comprises: A welcoming and good-sized entrance hall with a handy cloakroom/wc and an understair cupboard. The 'hub' of the home is the open-plan kitchen/ lounge/dining room, which has been fitted to include a good range of floor and wall mounted units which includes a breakfast bar and provides

for a fashionable and efficient workspace. It further benefits from an integrated oven, hob, extractor hood, washing machine and an upright fridge/freezer. Dual aspect picture windows, to the front and side aspect, flood this area with natural light and there is ample room for a dining table and chairs for more informal gatherings with friends and family.

Stairs from the hallway rise to the first floor landing, which boasts a large storage cupboard and access to the loft space can also be gained from here. There are two well proportioned, double bedrooms, all with storage facilities and allowing the flexibility and space for additional free standing furniture if required. Internal accommodation is completed by the three piece bathroom which includes a walk-in shower and its own window for natural light.

The property also benefits from electric heaters, double glazing throughout, large external storage cupboard in the communal hallway and a security entrance system for additional comfort and convenience.

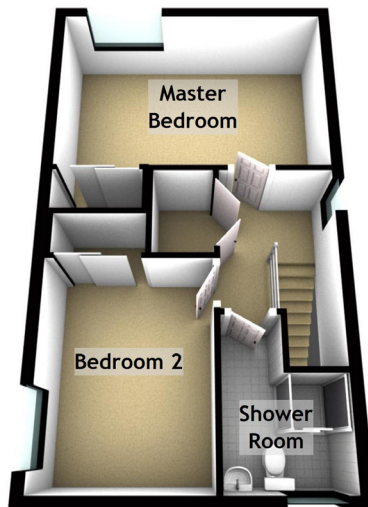
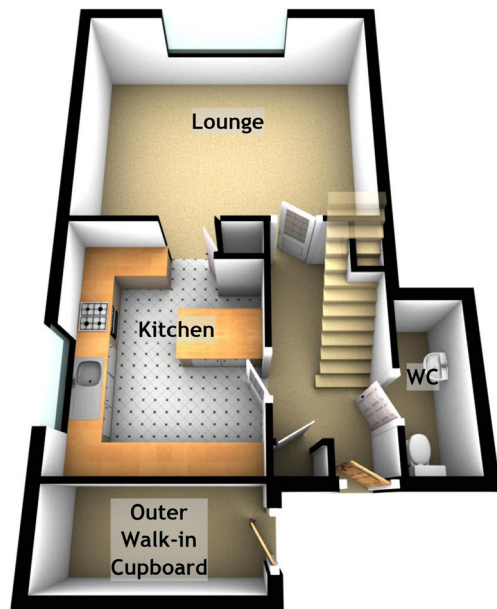
Externally, the maisonette benefits from well maintained communal gardens and there is ample parking provision for residents.



KITCHEN/
LIVING AREA/
BEDROOMS/
PROPERTY VIEWS



SPECIFICATIONS

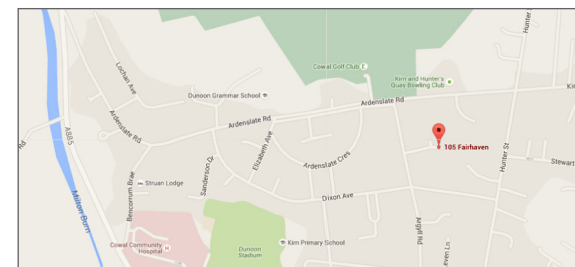
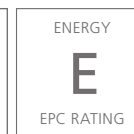
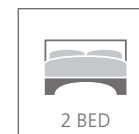


Approximate Dimensions
(Taken from the widest point)

Kitchen	3.80m (12'6") x 3.00m (9'10")
Lounge	4.80m (15'9") x 3.90m (12'10")
Master Bedroom	4.70m (15'5") x 3.10m (10'2")
Bedroom 2	3.62m (11'10") x 2.71m (8'11")
WC	2.50m (8'2") x 1.00m (3'3")
Shower Room	2.59m (8'6") x 2.04m (6'8")

Gross internal floor area (m²)

79 m2




McEwan Fraser Legal
Solicitors & Estate Agents

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Surveyor



Professional photography
GARY CORKELL
Photographer



Layout graphics and design
EAMONN MULLANE
Designer

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