



**McEwan Fraser Legal**

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135 Fairhaven

ARGYLL ROAD, KIRN, DUNOON, PA23 8NS

KIRN

DUNOON

This spacious apartment holds a wonderful position in Dunoon. Caledonian McBrayne ferries run a regular (seven day) service from Dunoon Pier (within walking distance) to Gourock 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, Gourock with bus connection to Buchanan Street, Glasgow.

In the 1908 Olympic Games, the twelve 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.



Dunoon Sign | Park and Clyde





135 FAIRHAVEN

ARGYLL ROAD

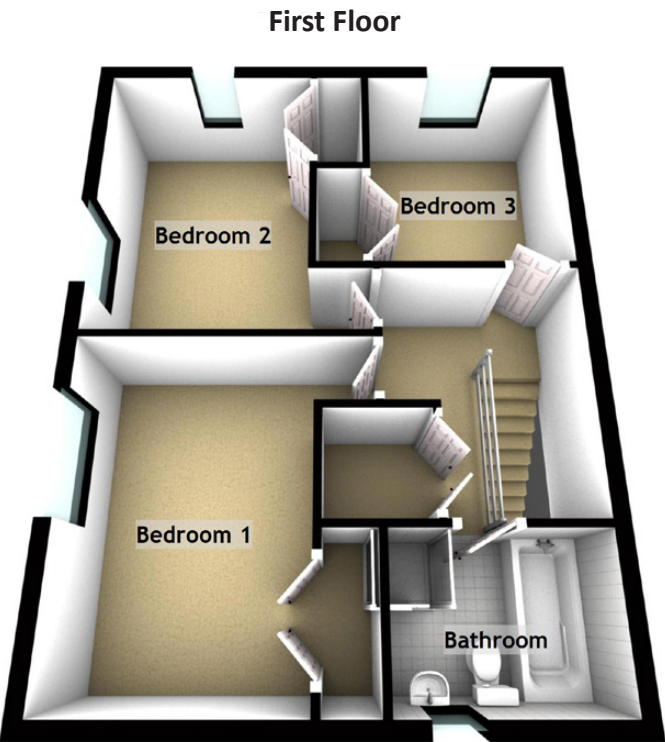
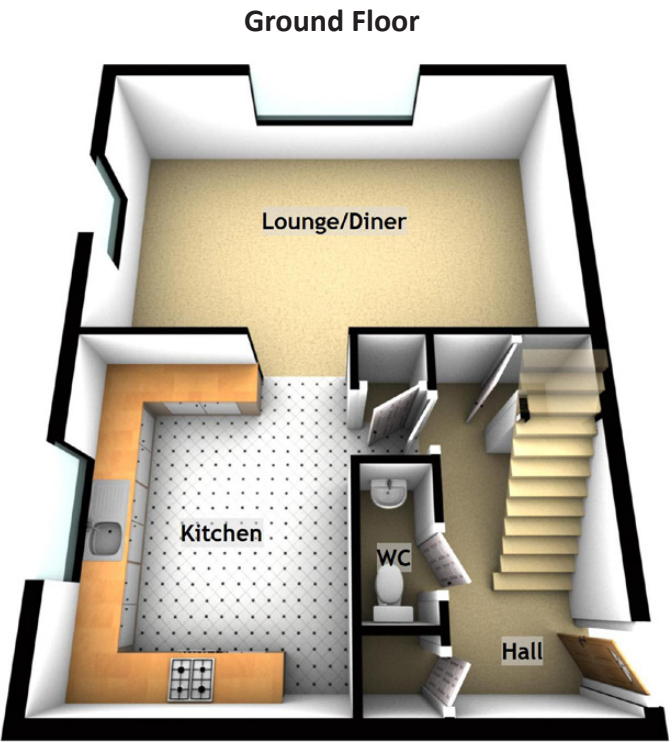
We are delighted to offer for sale this three bedroom, split-level maisonette, situated within the hugely popular and sought after location of 'Dunoon'. This property would be a super acquisition for either a first time or an elderly buyer, given its superb spot, offering great commuting links as well 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 understairs 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 with a striking worktop, providing a fashionable and efficient workspace. It further benefits from an integrated oven, hob and extractor hood and has space for a washing machine, tumble dryer 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. A feature fireplace, with an electric stove, is the other key focal point of this open-plan area. 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 three well proportioned, double bedrooms, all with storage facilities and allowing the flexibility and space for additional free standing furniture if required. The third bedroom could be used as anything you want it to be – a hot office space, studio or a permanent bedroom. The four-piece, family bathroom, with a separate shower cubicle, completes the impressive accommodation.

The property also benefits from electric storage heaters, double glazing throughout 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.





Approximate Dimensions
(Taken from the widest point)

Lounge/diner	6.09m (20') x 3.86m (12'8")
Kitchen	4.14m (13'7") x 3.22m (10'7")
Bedroom 1	4.14m (13'7") x 3.54m (11'8")
Bedroom 2	3.76m (12'4") x 3.54m (11'8")
Bedroom 3	2.93m (9'7") x 2.55m (8'4")
Bathroom	2.45m (8') x 1.87m (6'2")
WC	1.88m (6'2") x 0.80m (2'8")

EPC Rating - E

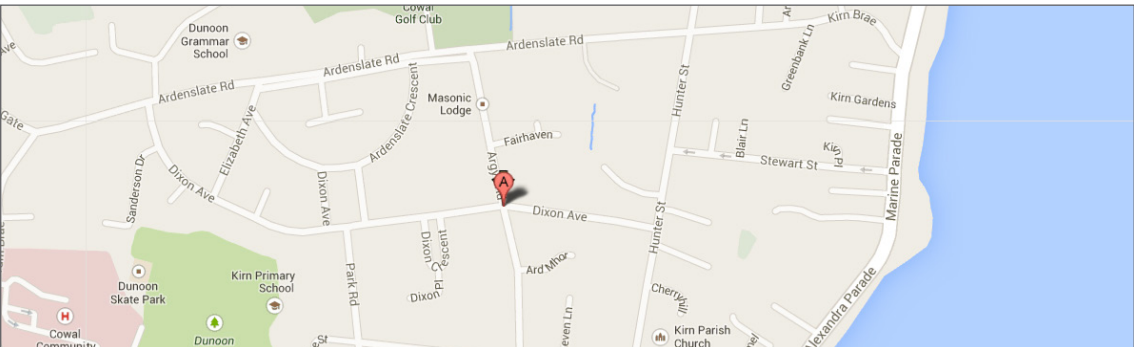


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Solicitors & Estate Agents

Part
Exchange
Available



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