



## FAIRWAYS DRIVE, KIRN, DUNOON £900 PCM

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The property comprises family living throughout two levels with the ground floor having an entrance hallway, WC, front facing lounge and large dining sized kitchen.

The upstairs has three well sized bedrooms with master en suite, wardrobe space & family bathroom.

The outside of the property has both on street parking to the front and private parking to the rear. With the rear garden being of generous size with artificial grass.

Within the catchment area for Kirn Primary School, close to Dunoon Grammar School, literally on the doorsteps of both Cowal Golf Club and Kirn Indoor and Outdoor Bowling Clubs and a short walk or bike ride onto the surrounding trails for walking, hill running and mountain biking. Ideally situated for the amenities of the town. This inviting home will appeal to all.

EPC Rating D59

Council Tax Band C

Landlord Registration Number: pending

Scottish Lettings Agent Registration Number: LARN2305008

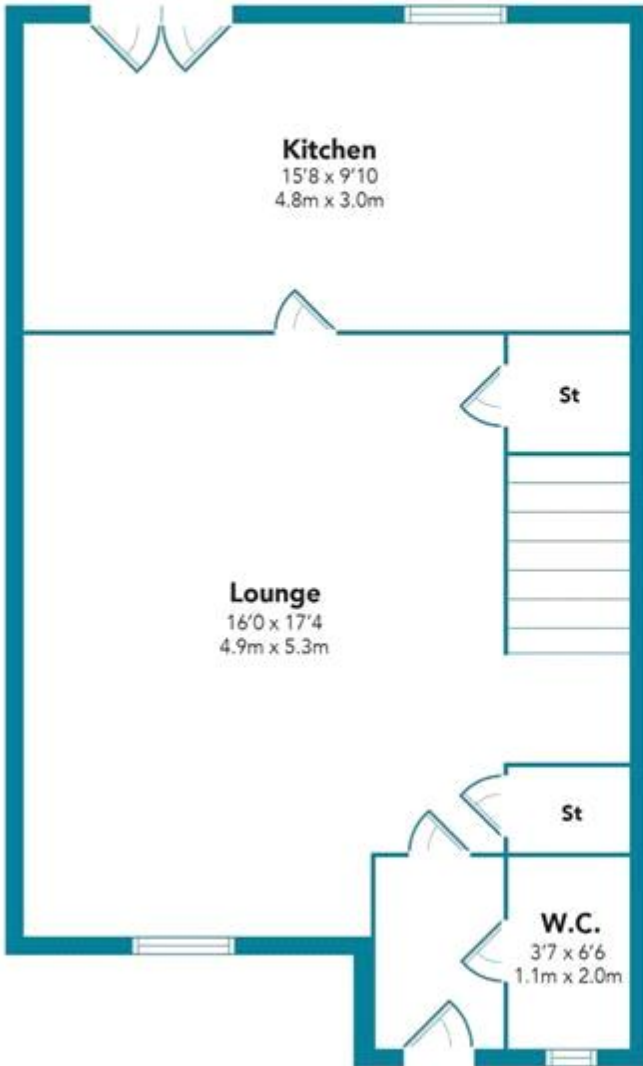
Council Tax Band: C (Argle and Bute )

Deposit: £1,050

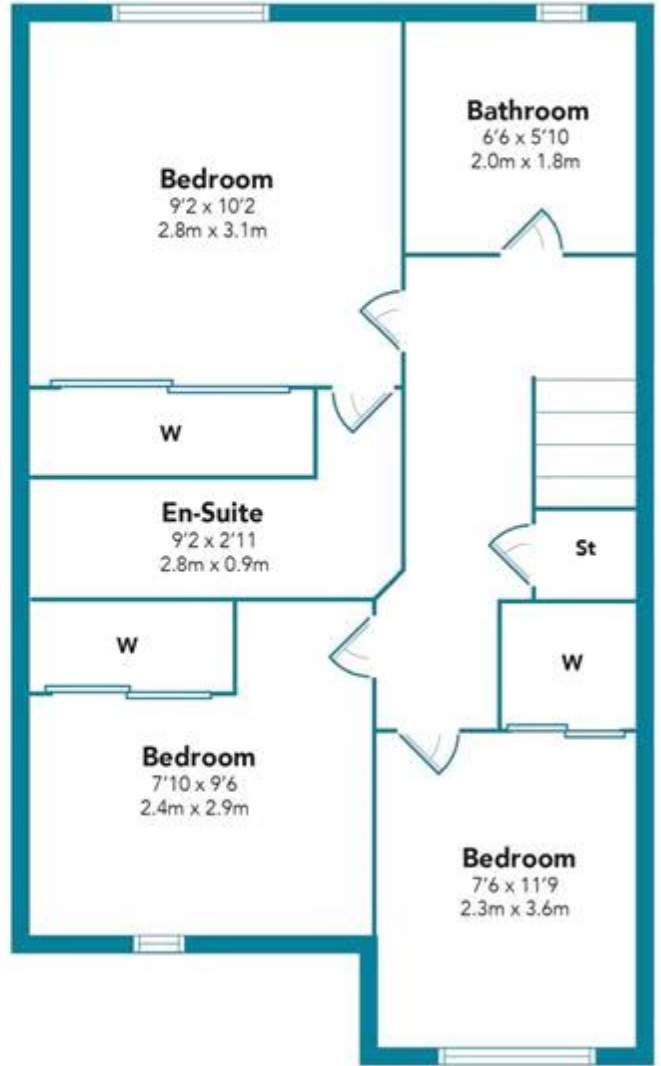


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**GROUND FLOOR**



**FIRST FLOOR**



Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>			
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

