

Arran Estate Agents



Fernside, Lochranza

Fernside, Lochranza, Isle of Arran.

Very attractive old stone built cottage villa located in the heart of Lochranza overlooking the loch to the castle and hills beyond. Accommodation comprises entrance hallway, 2 public rooms, office/bedroom, large dining/kitchen, utility area, toilet and on the upper floor 2 large double bedrooms, one single bedroom and bathroom. Appended bothy with adjacent storage areas. Driveway with off road parking and gardens front and rear. Electric central heating and double glazing. A characterful home in the heart of this beautiful village.

DIRECTIONS: From Brodick pier turn right and proceed through the village taking the costal road north through Corrie and Sannox to Lochranza and proceed to the centre of the village where Fernside, a white cottage with a flag pole in the garden, is located on the left hand side opposite the castle.

ACCOMMODATION:

FRONT ENTRANCE:

Double glazed front entrance door leads to the entrance hallway with under stair cupboard and access to main apartments.

LOUNGE: 3.46m x 4.94m [11'4" x 16'2"]

Comfortable spacious room with open fire with tiled hearth and surround. Shelved recess and window to the front.

OFFICE: 3.02m x 1.80m [9'11" x 5'11"]

Presently used as an office and store room this room would make an excellent single bedroom with window to the rear.

DINING ROOM: 3.85m x 4.95m [12'8" x 16'3"] overall

Further good sized public room with open fire and tiled hearth and surround and timber over mantel. Window to the rear and doorway through to the kitchen.

KITCHEN: 3.57m x 3.46m [11'9" x 11'4"]

Up two steps from the dining room the spacious dining/kitchen has window and glazed door to the side. It is fitted with pine base units and granite pattern worktop with stainless steel sink. Doorway through to the utility hall.



UTILITY HALLWAY: 1.20m x 1.69m [3'11" x 5'7"]

Handy rear entrance for wet goods and presently accommodating the automatic washing machine. Window to the side and glazed rear door to the back garden.

TOILET:

Off the rear hallway is a small toilet with window to the side and fitted with WC and wash basin.

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From the entrance hallway the winding staircase leads to the top hall with a small skylight window over.

BEDROOM 1: 3.60m x 4.91m [11'10" x 16'1"]

Large double bedroom with 3 sided dormer window to the front overlooking Lochranza and the castle.

BEDROOM 2: 2.20m x 2.73m [7'3" x 8'11"] overall

Comfortable single bedroom also with dormer window to the front and having built wardrobe accommodation.

BEDROOM 3: 3.54m x 5.00m [11'7" x 16'5"]

Further good sized double room with built wardrobe, open fireplace and 3 sided dormer window to the front.

BATHROOM: 2.77m x 1.67m [9'1" x 5'6"]

The bathroom is fitted with a 3 piece white suite incorporating a shower and screen over the bath. There is a heated electric towel rail and a built linen cupboard. Dormer window to the rear.

BOTHY:

To the rear of the property is an appended bothy/workshop with doors to both sides offering a useful workshop facility and development potential for further residential accommodation.

Adjacent to the bothy is a substantial covered storage area with open frontage and translucent sheeted roof over thick stone walls.

GARDEN:

To the front Fernside has a slightly elevated lawned garden with privet hedge and paths leading round to the small rear garden which leads on up to the steeply terraced section from which views of the bay are achieved. There is a driveway to one side offering abundant off road parking.

SERVICES:

The property is connected to mains electricity and water. Drainage is to a septic tank located in the front garden.

COUNCIL TAX:

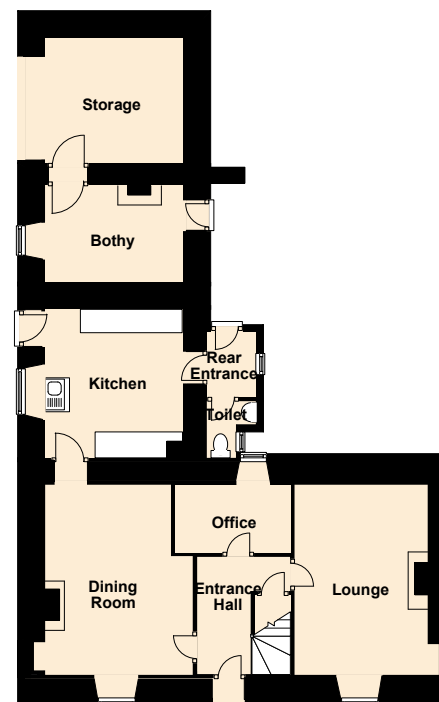
The property is banded "D" paying £1152.00 in 2008/09.

OTHER INFORMATION:

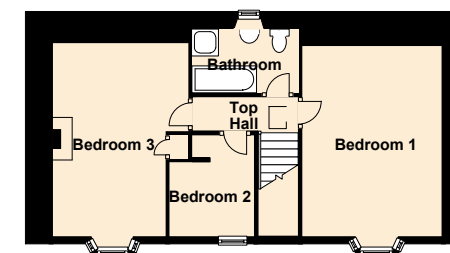
Fernside is an old stone built cottage with accommodation over 2 floors and having slated roof with gable skews. It is located in the heart of the village, directly across from the foreshore and the famous Lochranza castle.

Lochranza is the northerly port for the Isle of Arran and there is a regular ferry service to Kintyre and Argyll beyond. The village is famous for its excellent anchorage and boating facilities and other amenities within the village include Lochranza hotel and pub, distillery, unique 18 hole golf course as well as Lochranza pier - which was recently reconstructed to accommodate the modern ferry. The nearest primary school to Lochranza is at Pirnmill some 6 miles to the south and the secondary school is at Lamlash to which pupils are conveyed daily.

Fernside Ground Floor



Fernside First Floor



FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY

If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.

Caledonian MacBrayne Tel: 01770 302166; www.calmac.co.uk

If you would like us to collect you at the pier we will be pleased to do so and to transport you to and from the property.



PLEASE NOTE THAT ALL VIEWING ARE STRICTLY BY APPOINTMENT ONLY

The vendor or his agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be set. These particulars are believed to be correct but their accuracy is not guaranteed and they should not form or constitute any part of a contract.

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