

Arran Estate Agents



Otterburn, 9 The Keys, Kildonan

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Beautifully presented detached villa within the recently completed Keys Estate in the heart of Kildonan containing spacious entrance hallway, very large lounge, dining kitchen, utility room with boiler room, one ground floor bedroom and toilet/cloaks and on the upper floor galleried hallway overlooking the lounge, 3 bedrooms, en-suite shower room, bathroom and store. Fully double glazed and electric boiler/radiators, gardens front and rear with off-road parking. Beautiful family home finished to a very high standard.

Directions: From Brodick Pier turn left and proceed south travelling through Lamlash, Whiting Bay and Dippen. After Dippen turn left down the coast road to Kildonan, drive to the centre of the village - passing the Kildonan Hotel on the left, where the Keys is approximately 500 metres further along on the right and Otterburn is to the rear on the right hand side of the estate.

ACCOMMODATION:

The main entrance to the property is to the side leading into the spacious reception hallway with a cloakroom/toilet to the rear, with pedestal wash hand basin and WC, fitted mirrors, and matching accessories. Large walk in understair cupboard and stairway to the upper floor.

LOUNGE: 7.98m x 5.03m [26'2" x 16'6"] overall

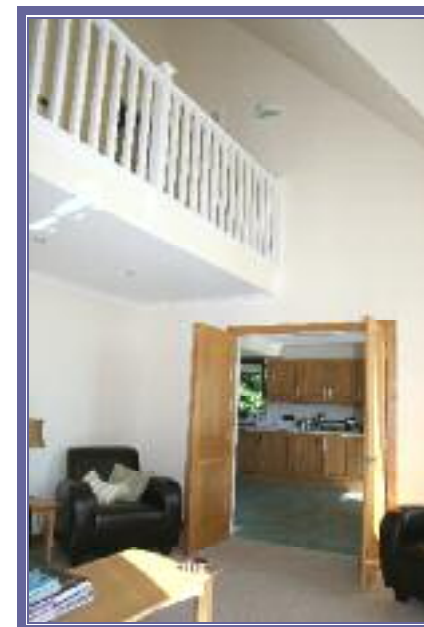
Expansive bright lounge with high cathedral style ceiling with full height windows and fireplace all to the front. To the rear is the galleried top hall at high level, and double doors lead through to the dining area of the dining kitchen.

DINING KITCHEN: 3.86m x 6.00m [12'8" x 19'8"]

The beautifully equipped kitchen is fitted with oak base and wall units incorporating integrated fridge and freezer and dishwasher. There is a ceramic hob and oven with an extractor hood over and 1½ bowl stainless steel sink. The walls are partially tiled and there is tiled flooring. There are two windows to the side as well as large windows to the dining area at the front. Doorway through to the utility.

UTILITY ROOM: 3.86m x 1.82m [12'8" x 6'0"] overall

Located to the rear the utility room is fitted with a stainless steel sink and accommodates the washing machine and tumble drier. There are two windows to the rear and large boiler cupboard also containing the electrical switch gear. Doorway to the garden.



BEDROOM 1: 3.97m x 2.31m [13'0" x 7'7"]

Double or twin bedded room with window to the rear.

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To the rear of the hall the staircase with two quarter landings leads to the bright top hall with roof window over. The gallery over looks the lounge with the benefit of the high level windows to the front.

LINEN CUPBOARD: 1.10m x 1.61m [3'7" x 5'3"]

Walk in cupboard suitable for linen storage or appliances.

BATHROOM: 1.66m x 2.74m [5'5" x 9'0"]

Beautifully fitted bathroom with three piece suite including shower over the bath, pedestal wash hand basin and WC, fitted mirrors, shelving and matching accessories. Ceramic tiled floor and walls.

BEDROOM 2: 5.01m x 3.34m [16'5" x 10'11"]

Double room located to the rear with roof window.



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