

Arran Estate Agents



Snug Cottage, Lochranza

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Delightful, mid terraced villa located in the heart of Lochranza with spectacular views across the loch to the castle and hills beyond. Accommodation comprises front entrance directly into the lounge/dining room, kitchen, two upper floor bedrooms and bathroom. Small walled garden to the front. Electric central heating and open fire. A most attractive little property.

Directions: From Brodick Pier turn right and proceed through the village taking the A841 coastal road north through Corrie, Sannox and on to Lochranza. Proceed to the centre of the village and park at the little parking area beside the bus stop on the right hand side where Snug Cottage is located across the road at the start of the track.

ACCOMMODATION:

LOUNGE/DINING ROOM: 5.09m x 3.90m (16'8" x 12'10")

The sheltered canopied front entrance door leads directly into the lounge/dining room with attractive open fire with stone surround. Two windows to the front and doorway through to the kitchen towards the rear.

KITCHEN: 3.28m x 2.83m (10'9" x 9'3")
PLUS 1.98m x 1.16m (6'6" x 3'10")

The main part of the kitchen has a window to the side and fitted base units with an electric cooker. Staircase to the upper floor. The small utility area has a sink also set in the fitted base unit.



UTILITY ROOM: 3.14m x 1.00m (10'4" x 3'3")

From the kitchen, the doorway leads through to the handy utility room with window and door to the rear area. Exposed stone walls and translucent sheeted roof. Presently plumbed for automatic washing machine and accommodates a tumble drier and upright freezer.

The external door leads to a small yard area with a coal store. Steps lead to the access to the upper garden at the rear.

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From the kitchen, the winding staircase leads to the top hall with built eaves cupboards.

BEDROOM 1: 2.16m x 4.65m (7'1" x 15'3")

Twin bedded room with dormer window to the front.

BEDROOM 2: 2.34m x 4.70m (7'8" x 15'5") OVERALL

Double bedded room also with dormer window to the front.

BATHROOM: 3.33m x 2.88m (10'11" x 9'5") OVERALL

Located to the rear the bathroom has a roof window and is fitted with a bath, W.C. and wash hand basin. There is a shower over the bath.

GARDEN:

To the front there is a small walled garden finished with gravel and accommodating a garden seat and outside table. From here the views across the loch are spectacular. To the rear there is a small yard immediately adjacent to the back door and the steps lead up to a shared area accommodating the coal bunker and small sitting area.

COUNCIL TAX:

Snug Cottage is currently rated as a commercial property. If purchased as a residence, it would require to be reassessed for council tax.

SERVICES:

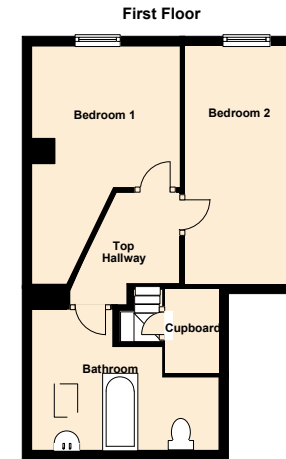
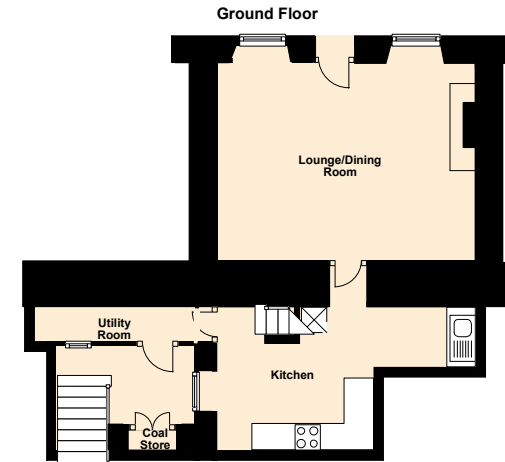
The property is connected to mains electricity and water. Drainage is to a septic tank located across the track at the front.

OTHER INFORMATION:

Snug Cottage is a very attractive stone built terraced villa with slated roof incorporating dormer windows to the front. It is centrally located within the village with easy access to the village hall, hotel/pub and a short distance from the golf course and distillery. The ferry from Lochranza leaves regularly to Kintyre throughout the summer months. The property is well suited for holiday accommodation and/or letting, Lochranza being one of the more popular villages on the island. The local primary school is at Pirnmill, some 5 miles south, the secondary school being at Lamblash to which pupils are conveyed daily.

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



FLOOR PLAN NOT TO SCALE: FOR GUIDANCE ONLY



PLEASE NOTE THAT ALL VIEWINGS 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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Arran Estate Agents, Invercloy House, Brodick, Isle of Arran KA27 8AJ

01770 302310 | enquiries@arranestateagents.co.uk | www.arranestateagents.co.uk