

*Arran Estate Agents*



*Elderlea Back Cottage, Blackwaterfoot*

# Elderlea Back Cottage, Blackwaterfoot, Isle of Arran.

Attractive semi detached back cottage with convenient central location in the heart of the village close to shops and other amenities. Accommodation includes entrance hall and shower room, kitchen, lounge, ground floor bedroom and utility room and 2 further bedrooms on the upper floor. Fenced garden to the front and parking to the rear. Electric central heating and PVC double glazed windows. Excellent holiday home or full time residence.

**DIRECTIONS:** From Brodick Pier turn right and proceed through the village taking the B880 String Road to Blackwaterfoot. On entering the village Elderlea Back Cottage is located on the right hand side to the rear of the larger house Elderlea which is opposite the Blackwaterfoot Garage.

## *ACCOMMODATION:*

Main access to the property is from the rear where the doorway leads to a small hallway.

**SHOWER ROOM:** 1.58m x 2.02m [5'2" x 6'8"]

Recently refitted shower room with white floor and wall tiles with easy access double length shower, WC and wash basin, wall mounted convector heater, electric towel rail and decorative mirror.

**KITCHEN:** 2.64m x 2.47m [8'8" x 8'1"]

Modern kitchen with white base and wall units and grey granite pattern work top with 1½ bowl sink. Gas cooker and built pantry cupboard as well as open shelving. Window to the side and doorway through to the lounge.

**LOUNGE:** 3.74m x 5.08m [12'3" x 16'8"]

Spacious lounge with open fire, tiled hearth and brick surround. Exposed beam ceiling and windows to 2 sides plus glazed door to the front garden. Attractive built pine base unit and under stair cupboard. Link door to Bedroom 1.

**BEDROOM 1:** 2.32m x 3.44m [7'7" x 11'3"]

Double or twin bedded room with window to the front.

**UTILITY ROOM:** 2.32m x 1.53m [7'7" x 5'0"]

Located to the rear of the ground floor bedroom the utility room is plumbed for automatic washing machine and other appliances and has an external door to the rear garden.

*...oOo...*

*From the lounge the winding staircase leads to the small top hall with a large walk in cupboard with window to the front.*

**BEDROOM 2:** 2.41m x 4.25m [7'11" x 13'11"]

Double bedroom with dormer window to the front and having built wardrobe.

**BEDROOM 3:** 2.80m x 4.29m [9'2" x 14'1"]

Further double room also with dormer window to the front.

#### GARDEN:

The cottage has a small garden area with parking to the rear and pathway leading to the front where there is a sunny paved patio garden with ranch fencing.

#### SERVICES:

The property is connected to mains electricity and mains water and drainage is to a shared septic tank located close by. Central heating is by electric storage heating throughout the ground floor on off peak tariff.

#### COUNCIL TAX:

The property is banded 'A' paying **£768.00** during 2008/09.

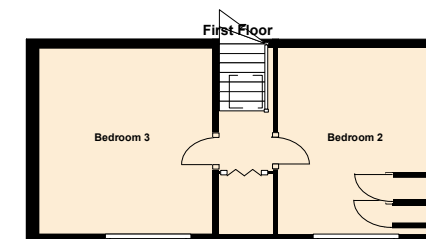
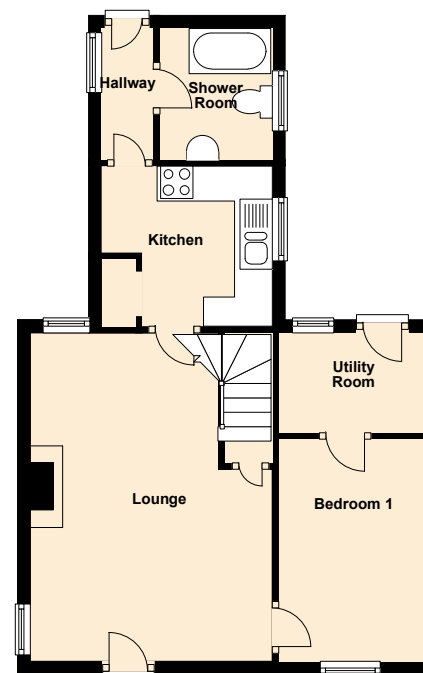
#### OTHER INFORMATION:

Elderlea Back Cottage is a very pleasant brick built cottage with a west facing patio garden and is located close to the shops and other amenities in the village centre. The local primary school is in Shiskine approximately 1 mile away. The secondary school is at Lamlash 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](http://www.calmac.co.uk)

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FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY



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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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