

*Arran Estate Agents*



*Tarnacraig, Corrie*

# Tarnacraig, Corrie, Isle of Arran.

Attractive modern detached bungalow with sheltered roadside location enjoying open views across the Firth of Clyde. Accommodation includes entrance vestibule and hallway, 3 bedrooms, kitchen, bathroom, study and shower room. Appended garage and well tended flat garden. Oil fired central heating and double glazing.

**DIRECTIONS:** From Brodick Pier turn right and proceed through the village taking the Coast Road north 5 miles to Corrie. On entering the village Tarnacraig is the second bungalow on the left hand side.

## *ACCOMMODATION:*

### **ENTRANCE VESTIBULE:**

The front entrance to the property is by the external screen and glazed door leading to the entrance vestibule with built cupboard, and glazed door to the hallway.

**HALLWAY:** 2.31m x 2.63m [7'7" x 8'8"]

Spacious hallway with built cupboard accommodating the hot water tank and giving linen storage.

**BEDROOM 1:** 3.49m x 3.06m [11'5" x 10'0"]

Good sized double bedroom with window to the front and built double wardrobe.

**BEDROOM 2:** 3.49m x 3.37m [11'5" x 11'1"]

Similar room to the rear also with double wardrobe.



View from Tarnacraig

**BATHROOM:** 2.03m x 2.29m [6'8" x 7'6"]

Family bathroom with white bath and shower over, WC and wash basin partially tiled walls and window to the rear.

**KITCHEN:** 2.62m x 3.34m [8'7" x 10'11"]

Pleasant kitchen with fully tiled walls and cream and wood effect base and wall units. Included is the Creda Toplevel electric cooker with halogen hob and extract hood over and it is plumbed for automatic washing machine. There is a window and door to the rear garden and link door to dining area.

**LOUNGE/DINING ROOM:** 5.29m x 3.65m [17'4" x 12'0"]  
2.55m x 3.47m [8'4" x 11'5"]

Spacious bright lounge/dining room with windows front and rear and having brick and tile surround to the open fire.

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From the dining area a doorway leads through to the additional accommodation which was appended to the original house at a later date.

**SHOWER ROOM:** 1.92m x 1.89m [6'4" x 6'2"]

Fully tiled shower room with window to the rear. White w.c., wash basin and shower cubicle.

**STUDY:** 1.95m x 1.51m [6'5" x 4'11"]

Handy study or nursery bedroom with window to the side.

**BEDROOM 3:** 2.77m x 3.51m [9'1" x 11'6"]

Pleasant double room with window to the front and having wardrobe with mirror sliding doors.

#### **GARDEN:**

Tarnnacraig has a good sized flat garden with mature hedging all round and attractive gravel driveway providing parking for several cars.

There is an appended brick/block built garage with lighting and power. To the rear there are 2 sheds, the larger is equipped with power and lighting and there is also a coal bunker.

#### **SERVICES:**

The property is connected to mains electricity, water and drainage to a septic tank. Central heating is provided by an oil fired boiler situated in the garage.

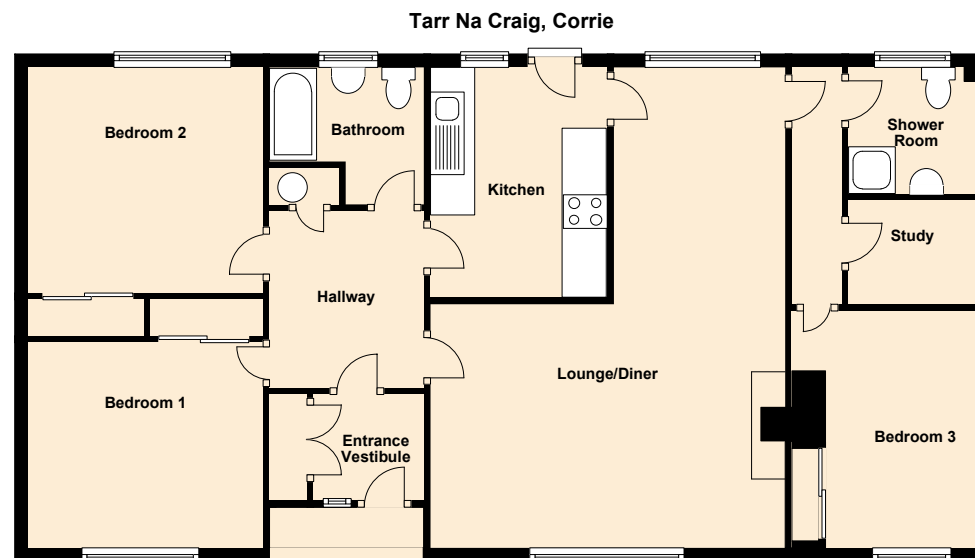
#### **COUNCIL TAX:**

The property is banded "D" paying £1,152.00 in 2008/09 excluding water charges.

#### **OTHER INFORMATION:**

Tarnnacraig was built approximately 18 years ago and then extended 10 years ago creating the additional accommodation to the side. All outer walls are of double leaf cavity construction and insulation is enhanced by an internal plaster board lining with a further cavity. It will make an excellent full time residence or holiday home within this friendly attractive village.

Corrie has its own primary school with the secondary school being in Lamlash to which pupils are conveyed daily by bus.



### **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](http://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 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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