

Arran Estate Agents



Smuggler's Den, Corrie

Smuggler's Den, Pirates Cove, Corrie

Spacious ground floor apartment with spectacular uninterrupted views across the Clyde estuary. Accommodation comprises entrance vestibule and hallway, dining kitchen, lounge, four bedrooms, one ensuite shower room, ensuite bathroom and family bathroom. Enclosed garden and separate parking areas. Double glazing and electric central heating.

Directions:

From Brodick Pier turn right and proceed through the village taking the coastal road north. After about 3 miles, Pirate's Cove is located on the left hand side, where Smuggler's Den is the main ground floor apartment.

ACCOMMODATION:

ENTRANCE VESTIBULE/CLOAKS: 2.27m x 1.29m [7'5" x 4'3"]

Double glazed external doors lead to the entrance vestibule/cloaks area with two built cupboards and multi paned inner doors to the hallway.

HALLWAY:

Corridor hallway with built cupboard accommodating the hot water tank.

BEDROOM ONE: 3.90m x 2.58m [12'10" x 8'6"]

Pleasant double bedroom with window to the stairwell at the rear. Doorway through to the ensuite bathroom.

ENSUITE BATHROOM: 2.00m x 2.55m [6'7" x 8'4"]

Beautifully fitted bathroom with W.C., wash hand basin and bath with screen and shower taps. Partially tiled walls and separate door to the hallway.



View from Smuggler's Den

DINING / KITCHEN: 4.20m x 4.65m [13'9" x 15'3"]

Expansive dining/kitchen with room for central dining table and having oak fronted base and wall units. Windows to the front and side and multi paned door to the lounge.

LOUNGE: 6.21m x 4.68m [20'4" x 15'4"]

Spectacular room with windows to the front and patio doors to the side leading to the small terrace and garden.

BEDROOM TWO: 6.21m x 4.68m [20'4" x 15'4"]

Double room with window to the side.

BEDROOM THREE: 4.58m x 2.43m [15'0" x 8'0"]

Further double room, also with window to the side and having a recess for wardrobe if required.

BEDROOM FOUR:

4.05m x 2.69m [13'3" x 8'10"]

Master bedroom located to the rear with window to the side and having built in wardrobe and link door to the ensuite shower room.

ENSUITE SHOWER ROOM:

1.58m x 2.59m [5'2" x 8'6"]

Contains a corner shower with curved door, W.C., and washbasin. Roof window over.

FAMILY BATHROOM:

2.12m x 3.51m [6'11" x 11'6"]

Spacious family bathroom located opposite bedrooms two and three with partially tiled walls and window to the stairwell to the rear.

GARDEN:

Enclosed garden to the side and further garden to the front with separate parking and common area at high level to the rear.

SERVICES:

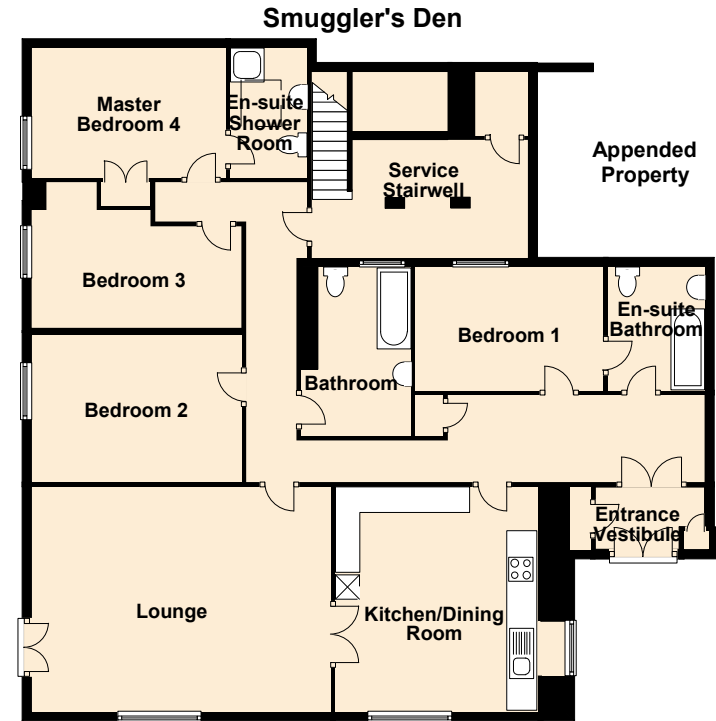
The property is connected to mains electricity. Drainage is to a communal septic tank located at the front. Water is from a private supply fed from the hills to the rear. Pump and filters are located at the common stairwell. Central heating is by storage and convector heaters on an off peak tariff. Broadband internet connection is available in this area and the property has a BT landline installed.

COUNCIL TAX:

The property is currently banded 'E' for council tax paying £1408 in 2008/09 excluding water charges.

OTHER INFORMATION:

Pirates Cove is located between the villages of Brodick and Corrie with the choice of primary schools at both villages. The secondary school is at Lamlash, some four miles to the south of Brodick pier. The Pirate's Cove development enjoys a fabulous location with uninterrupted views across the Firth of Clyde with a beautiful backdrop of cliffs leading to Goat Fell and adjacent ridges. Smuggler's Den is the largest of the properties which comprise the Pirate's Cove development and which has communal parking areas to the front and gardens to the side. The property is fully carpeted and has vinyl flooring to the kitchen and bathroom areas as well as laminate flooring to the lounge.

**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 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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