



Driftwood Cottage, Kildonan

This semi detached, one and a half storey cottage villa is offered for sale "off plan". The property will have a stunning seafront location within the village of Kildonan with views over Pladda, Ailsa Craig, the Firth of Clyde and beyond. Accommodation will comprise entrance hall, lounge/dining room, kitchen, bathroom and bedroom and on the upper floor two further bedrooms and bathroom. Full double glazing and electric central heating. Large garden and parking for 2 cars.

Directions: From Brodick Pier turn left and travel approximately 12 miles to Kildonan. Proceed towards the centre of the village, past the Kildonan Hotel on your left and Driftwood Cottage is another 100 metres further along on the right hand side.

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This well appointed property will offer the early purchaser the opportunity to choose their own style of kitchen and bathroom sanitary ware.

Accommodation within the property will comprise:

ENTRANCE HALL

KITCHEN: 3.00m x 3.60m (9'10" x 11'10")
LOUNGE DINING: 4.65m x 7.10m (15'3" x 23'4")
BATHROOM: 1.80m x 2.50m (5'11" x 8'2")
BEDROOM 1: 4.65m x 4.20m (15'3" x 13'9")
BEDROOM 2: 5.17m x 3.50m (17'0" x 11'6")
BEDROOM 3: 5.17m x 4.50m (17'0" x 14'9")
BATHROOM: 2.00m x 2.10m (6'7" x 6'11")

GARDEN:

Access will be by a shared driveway leading to the private parking area.
The large garden to the front is laid to lawn.

SERVICES:

The property will be connected to mains electricity and water, with drainage being to a private septic tank.

COUNCIL TAX:

As this property is a new build, it will be assessed for Council tax on completion.

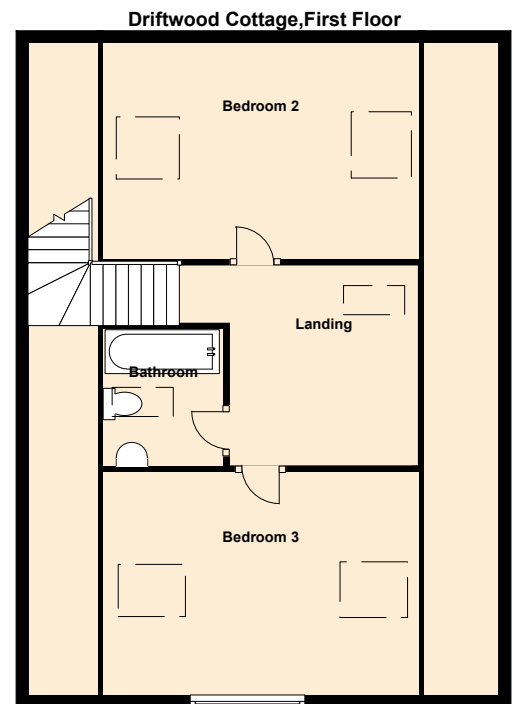
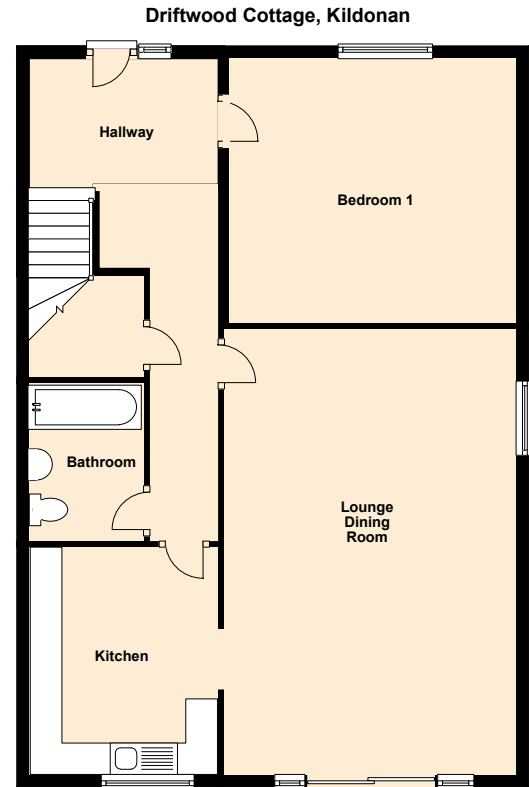
OTHER INFORMATION:

It is anticipated that the build time will be 16 weeks from contract completion.

The village of Kildonan has an excellent hotel and village shop and is approximately 10 miles from Brodick Pier and the main shopping centre of the island.

The village has beautiful beaches and is well known for its seal population and many attractive coastal and inland walks. The local school is in Whiting Bay approx 4 miles to the north, with an alternative one at Kilmory to the west - the main secondary school being located at Lamlash.

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



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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 any contract.