

*Arran Estate Agents*



*Driftwood, Kildonan*

# Driftwood, Kildonan, Isle of Arran

Attractive, large, detached bungalow with wonderful location on the shores of Kildonan, enjoying an open aspect towards Ailsa Craig, Pladda and beyond. Accommodation comprises sheltered entrance to central hallway, large lounge, dining kitchen, four bedrooms, bathroom and stores. To the side is a further bedroom with a toilet, shower room and utility room and there is a staircase to the spacious attic, which runs the length of the property. Large garden with lawns to the front sweeping down to the roadside and to the rear, several outbuildings and space for parking and turning.

**Directions:** From Brodick Pier, turn left and proceed in a southerly direction through Lamlash and Whiting Bay to Dippin. On driving through Dippin, turn left down towards Kildonan and proceed to the centre of the village where Driftwood is located on the right hand side, being the second property past the Old Schoolhouse. Vehicular access is by the track adjacent to the Old Schoolhouse.

## ACCOMMODATION:

### FRONT ENTRANCE:

From the front patio, the sheltered front entrance leads to a central hallway with two substantial built cupboards.

### LOUNGE: 5.92m x 6.50m (19'5" x 21'4")

Well proportioned, large room with windows to two sides and patio doors to the front terrace. Open fireplace accommodating the coal fire.

### BEDROOM 1: 3.81m x 5.06m (12'6" x 16'7")

Good size double room with windows to the rear and built, fitted wardrobe with mirror doors.

### BEDROOM 2: 2.78m x 2.74m (9'1" x 9'0")

### BEDROOM 3: 2.78m x 2.74m (9'1" x 9'0")

### BEDROOM 4: 2.36m x 2.74m (7'9" x 9'0")

Three similar small double bedrooms, all with windows to the rear. Built wardrobes to bedrooms 2 and 3.

### BATHROOM: 2.40m x 2.83m (7'10" x 9'3")

Spacious bathroom with corner bath, washbasin, W.C. and shower. Window to the rear.

Adjacent to the bathroom is a substantial built cupboard accommodating the hot water tank.

### DINING KITCHEN: 5.65m x 3.58m (18'6" x 11'9")

Bright, spacious kitchen with light wood effect base and wall units and marbled work surface accommodating the one and a half bowl sink. There is a six ring gas hob on the cooker with double fan ovens and extract hood over. Patio doors and window to the front garden and doorway through to the utility area.

From the kitchen a doorway leads through to a small hallway with stairway to the attic accommodation over, beyond which is a utility area, small shower room and double bedroom with patio doors to the rear.

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The staircase leads to the spacious top hall which extends the length of the house and offers potential for a further three bedrooms with roof windows to the rear.

#### SERVICES:

The property is connected to mains electricity, drainage is to a septic tank located in the front garden, and the private water supply is from a spring located in the land to the rear of Driftwood, mains water supply being available nearby. Central heating is by storage heaters on a low cost tariff, supplemented by the open fire. The cooker is fuelled by liquid propane gas.

#### GARDEN:

Driftwood has a large garden sloping gently down from the house to the road and the foreshore beyond enjoying an open aspect across the Sound of Pladda and the Firth of Clyde beyond.

#### COUNCIL TAX:

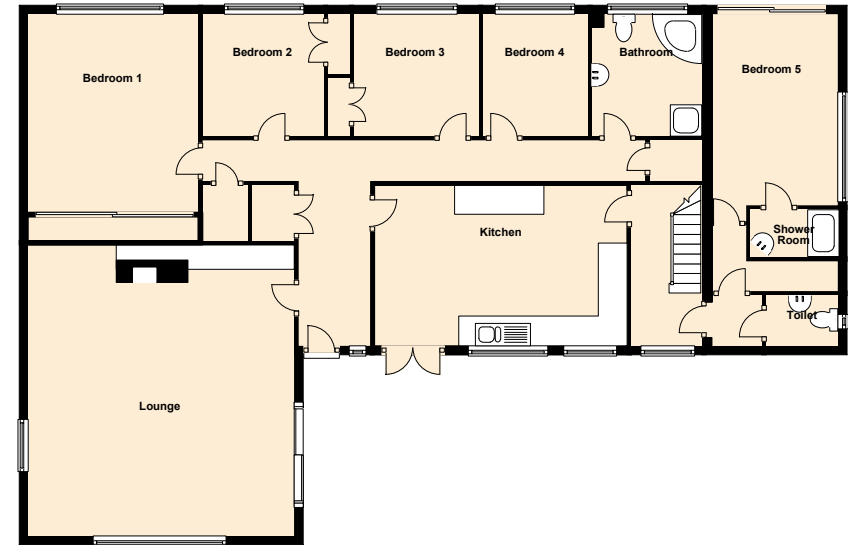
Banded 'E' for council tax paying £1408.00 plus £222.64 water charges in 2011/12.

#### OTHER INFORMATION:

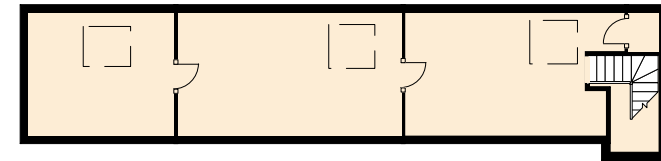
Full planning approval has been granted for a 1½ storey, 3 bedroom dwelling, appended to Driftwood. Alterations to the approved design can be implemented with discussions and amendment to planning application to North Ayrshire Council Planning Department.

The property is centrally located within this small, friendly village with amenities including the Kildonan Hotel with village shop/post office and the much utilised village hall. Kildonan is the most southerly village on Arran with beautiful beaches and forest walks nearby.

*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.*



Driftwood, Kildonan



Attic Floor

#### 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.

