

Arran Estate Agents



Bourtrees Bank Cottage No. 2, Kilmory

Bourtree Bank Cottage No. 2, Kilmory, Isle of Arran.

Attractive mid terrace cottage in a rural location on the outskirts of Kilmory. Accommodation includes kitchen, bathroom, utility area, double bedroom and on the upper floor two further double bedrooms. Good sized garden to the front and gravelled parking area to the rear. Oil fired central heating and double glazing.

DIRECTIONS: From Brodick Pier turn right and proceed through the village taking the B880 towards Blackwaterfoot. Travel for 10 miles until its junction with the A841 just outside Blackwaterfoot and bear left heading south through Corriecravie and Slidery. Pass the end of the Ross Road at Bennecarrigan and continue for a further mile where there is a large stone farm building on the left hand side. Turn left immediately past this building up the narrow track towards Clachaig and Bourtree Bank Cottage is the second building on the right hand side in the centre of a terrace of other residential, agricultural and commercial buildings.

ACCOMMODATION:

KITCHEN: [2.29m x 3.05m] [7'6" x 10'0"]

Well proportioned kitchen to the rear of the property with external door to back parking area and having fitted base and wall units and double drainer sink, oil fired Esse cooker and ceramic tiled floor. Doorway through to utility hall.

UTILITY HALL: [2.37m x 0.92m] [7'9" x 3'0"]

Leading from the kitchen with access to the bathroom the utility hall is also used as a storage area.

BATHROOM: [2.37m x 2.11m] [7'9" x 6'11"]

The bathroom also has a tiled floor and is fitted with a WC, washbasin and bath with shower over, towel rail radiator and window to the rear.

LOUNGE: [5.44m x 4.65m] [17'10" x 15'3"]

Spacious comfortable lounge with attractive feature stone fireplace and open fire. Patio doors to the front garden and window to the rear.

BEDROOM 1: [3.53m x 4.58m] [11'7" x 15'0"]

Leading from the lounge is a good sized double bedroom with built cupboards and window to the front.

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From the kitchen a staircase leads to the galleried top hall with extensive fitted cupboards. Roof window to the front.

BEDROOM 2: [4.16m x 3.25m] [13'8" x 10'8"]

Located to the rear this attractive double bedroom with pine lined walls and ceiling, gable window overlooking the back garden.

BEDROOM 3:

[5.00m x 3.06m]

[16'5" x 10'0"]

Further large double bedroom with roof windows to both sides.

GARDEN:

To the front there is a flat garden with mature trees and shrubs and hedge separating it from the adjacent fields. To the rear, the gravelled area gives off road parking for several cars, drying facilities and is set out for ease of maintenance.

SERVICES:

The property is connected to mains electricity, there is a private water supply and drainage is to a modern septic tank. Heating is by radiators heated by the Esse cooker in the kitchen and supplemented by off peak storage heaters.

COUNCIL TAX:

The property is banded 'B' for Council Tax, currently paying £896 in 2009/10.

OTHER INFORMATION:

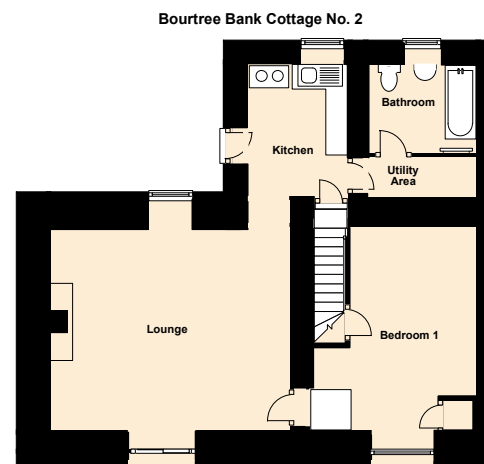
Bourtree Bank is a pleasant little settlement about ½ mile off the A841 and is accessed by a narrow track serving adjacent farms and other houses. It is approximately 1 mile from the village of Lagg with its famous hotel and in the neighbouring village of Kilmory is the primary school, the much utilised village hall and the famous Torrylinn Cheese Factory.

Lagg is approximately 5 miles south of Blackwaterfoot with its selection of excellent local shops and is approximately 18 miles from Brodick, the main ferry terminal for the island. 4 miles south of Brodick is Lamash with the island's secondary school to which pupils are conveyed daily by bus.

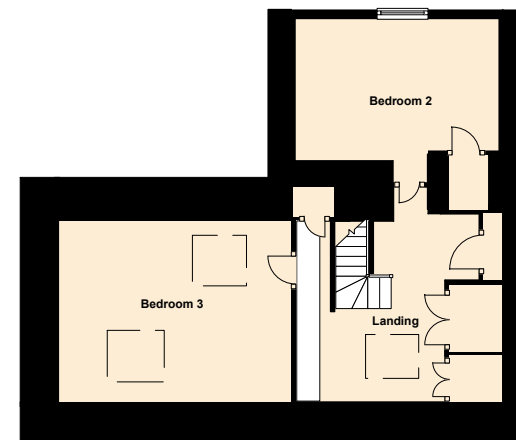
Bourtree Bank is a friendly farming community set amidst the rolling hills of south Arran with its many attractive walks and beautiful beaches.

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



Bourtree Bank Cottage No. 2 First 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.

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