

*Arran Estate Agents*



*Cnoc Brec, Corrie*

# Cnoc Brec, Corrie, Isle of Arran

Very attractive traditional cottage villa in central location in the picturesque village of Corrie. Accommodation includes entrance hallway, 2 public rooms, large kitchen, utility room, bathroom and on the upper floor 2 double bedrooms, one single bedroom and walk in store. Separate detached bothy located to the rear with other out buildings. Extensively upgraded and enjoying uninterrupted views across the Firth of Clyde this most attractive property is fully double glazed with central heating. Pleasant garden sweeping down to the main road with adequate off road parking.



**Directions:** From Brodick pier turn right travel through the village taking the A841 coastal road north to the village of Corrie. Proceed to the centre of the village where Cnoc Brec is located on the left hand side.

## ENTRANCE HALLWAY:

Glazed front door leads to the spacious entrance hallway with laminate flooring and natural pine doors.

## LOUNGE: 3.55m x 5.09m [11'8" x 16'8"] overall

Very attractive room with feature stone wall incorporating a free standing stove in the open fireplace. Partial oak panelled walls and window to the front.

## BATHROOM: 3.20m x 1.97m [10'6" x 6'6"]

Spacious bathroom presently fitted with a bath, wash hand basin and W.C. but with plumbing and space for a shower. Large chrome towel rail. Window to the rear.

## LIVING/DINING ROOM: 3.88m x 5.12m [12'9" x 16'10"] overall

Further attractive room with window to the front being extensively pine panelled and also having laminate timber flooring. Feature fireplace houses a gas nest fire. Door to the rear to the utility and to the side to the kitchen.

## UTILITY ROOM: 3.09m x 2.18m [10'2" x 7'2"]

Spacious utility room outshot to the rear with fitted sink and work surfaces accommodating the appliances. Wall mounted electric boiler and door to the back garden. Slate tiled floor.

## KITCHEN: 3.43m x 4.50m [11'3" x 14'9"]

Spacious kitchen outshot to the side with windows to the front and side. Attractive fitted base and wall units finished in birch including 1½ bowl stainless steel sink, 5 ring gas hob and oven with extractor hood over, glazed wall units and corner carousel base units. Adequate space for dining. External door to the side garden.

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*From the entrance hallway the winding staircase leads to the top hall with dormer window to the rear.*

## BEDROOM 1: 2.93m x 5.10m [9'7" x 16'9"]

Pleasant double room with 3 sided dormer window to the front.

**BEDROOM 2:** 2.56m x 2.43m [8'5" x 8'0"]

Large single or small double bedroom also with window to the front.

**LINEN STORE:** 1.47m x 1.65m [4'10" x 5'5"]

Handy walk-in linen store accommodating the hot water tank.

**BEDROOM 3:** 3.27m x 5.06m [10'9" x 16'7"]

Further double room also with 3 sided dormer to the front.

#### **BOTHY:**

Located to the rear of the house is the detached bothy which is self contained having ground floor living area with galleried bed accommodation over, corner shower and kitchen facility. The bothy makes an excellent small self contained holiday letting unit. Close by the bothy is an external toilet with W.C. and wash hand basin located to the rear of the main house.

#### **GARDEN:**

Cnoc Brec is set back from the main road with a sweeping front lawn with off road parking for several cars. To the rear is the bothy and other outbuildings. The garden is bounded by mature trees to the rear.

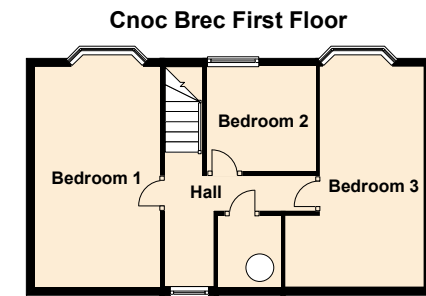
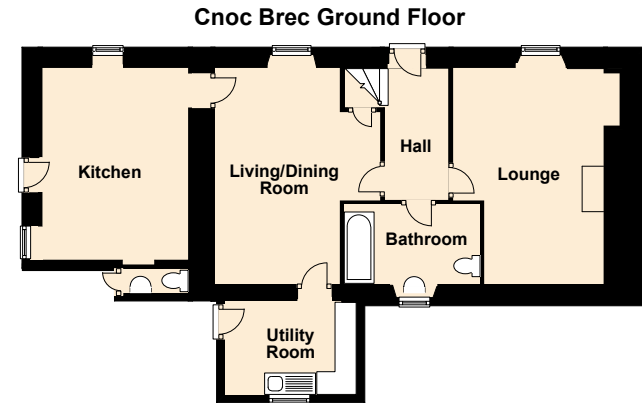
#### **SERVICES:**

The property is connected to mains electricity and water, drainage is to a septic tank shared with the adjacent cottage. Central heating is by radiators heated by the oil fired boiler located in the utility room to the rear of the living/dining area.

#### **OTHER INFORMATION:**

Cnoc Brec is a much admired traditional red sandstone property appended to a smaller similar property located in the centre of the village, just a few minutes walk to the local hotel. Corrie also has its own primary school, the secondary school being at Lamlash to which pupils are conveyed daily.

Corrie is a friendly community with a much utilised village hall and also benefits from two harbours with launching facilities and boat storage areas at the Sandstone Quay. Close by is the village of Sannox with its restaurant and golf course and the main shopping centre is at Brodick approximately 6 miles to the south.



### **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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