

*Arran Estate Agents*



*Tuxedo Bungalow, Pirnmill*

# *Tuxedo Bungalow, Pirnmill, Isle of Arran.*

**Most attractive detached bungalow located near the centre of Pirnmill in sheltered location enjoying views across Kilbrannan Sound and Kintyre. Accommodation comprises sheltered entrance to hallway, 2 bedrooms, bathroom, dining/kitchen, lounge and conservatory. Pleasant flat garden with shed, green house, workshop and garage. Fully double glazed with electric central heating.**



**DIRECTIONS:** From Brodick Pier turn right and proceed through the village taking the B881 String Road towards Blackwaterfoot. After 7 miles turn right towards Machrie and then proceed north to Pirnmill where Tuxedo Bungalow is located near the centre of the village to the rear of the larger house, Tuxedo.

## *ACCOMMODATION:*

Sheltered front entrance has double external storm doors and a quarry tiled floor with glazed inner screen leading to the L shaped hallway with linen cupboard/cloak cupboards.

**BEDROOM 1:** 3.02m x 3.72m [9'11" x 12'2"]

Good sized double room with window to front and having 2 built wardrobes with curtain frontage.

**BEDROOM 2:** 3.97m x 2.09m [13'0" x 6'10"]

Further double room with window to the rear and with built wardrobe.

**BATHROOM:** 1.68m x 2.44m [5'6" x 8'0"]

Pleasant bathroom with 3 piece suite including shower over the bath.

**DINING/KITCHEN:** 3.94m x 4.03m [12'11" x 13'3"]

Good sized dining kitchen with entrance vestibule and door to the rear and side garden. There is a large built pantry cupboard and a boiler cupboard housing the electric boiler. The kitchen is fitted with beech effect wall and base units and matching work top incorporating stainless steel sink and ceiling mounted pulley over. There is an electric cooker and extract hood over. The dining area has a window to the side and serving hatch through to the lounge.

**LOUNGE:** 5.28m x 3.16m [17'4" x 10'4"]

Good sized bright lounge with large window to the front. There is a fireplace with free standing solid fuel stove with a tiled hearth. Glazed door to the hall and conservatory and glazed hatch to the kitchen dining area.

**CONSERVATORY:** 3.00m x 3.00m [9'10" x 9'10"]

From the lounge two steps down lead to the conservatory with windows to three sides and door leading to the garden. There is laminate flooring and a translucent sheeted roof.

**GARDEN:**

The property has a pleasant garden bounded by walls to the rear and there is a driveway leading to the main road. There is a substantial timber shed and a brick built workshop and adjacent garage as well as a small green house and lawn/drying area.

Being west facing the property enjoys beautiful sunsets across Kilbranan Sound and to the rear the property is bounded by natural woodland.

**SERVICES:**

The property is connected by mains electricity and mains water. Drainage is to a septic tank located in the adjacent garden to the front shared with that property. Central heating is from the electric boiler which is located in the kitchen, heating radiators and there are also storage heaters on the total control tariff.

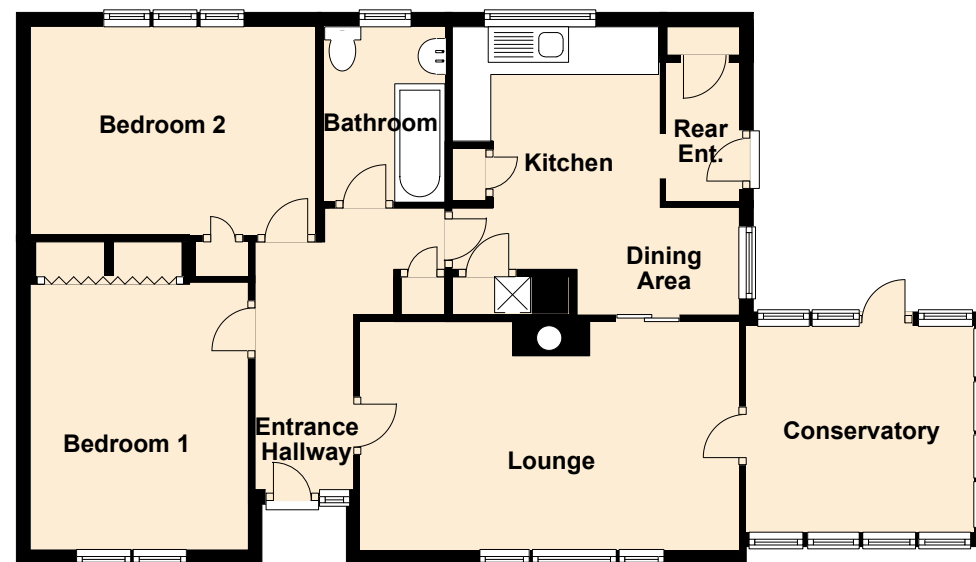
**COUNCIL TAX:**

The property is banded "C" paying £1024.00 in 2009/10. As Tuxedo Cottage has a septic tank there is no waste water charge.

**OTHER INFORMATION:**

Tuxedo Bungalow is a most attractive property which although sitting to the rear of Tuxedo still enjoys its own aspect towards Kilbranan Sound. It is within a short walk of the local village primary school and the local shop/post office. Pirmill is a friendly, rural community located on the west coast of Arran approximately 18 miles from the Ferry Terminal at Brodick and 6 miles from the ferry at Lochranza.

**Tuxedo Bungalow**



**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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