

Arran Estate Agents



Granite House, Kilpatrick

Granite House, Kilpatrick, Blackwaterfoot, Isle of Arran.

Totally refurbished stone built villa in beautiful rural location enjoying an open aspect across the Firth of Clyde and Kilbrannan Sound. Accommodation comprises reception hallway, 2 public rooms, kitchen, bathroom, 3 bedrooms and shower room. Small flat gardens and off road parking. Well placed for amenities in Blackwaterfoot. Beautifully presented family home.

Directions: From Brodick pier turn right and proceed through the village then take the B880 String Road to Blackwaterfoot. After 10 miles bear left at the junction with the A841 and carry on for one mile to Kilpatrick where Granite House is located on the left hand side.

ACCOMMODATION:

RECEPTION HALLWAY: 3.04m x 2.96m [10'0" x 9'9"]

Double glazed external door leads directly to the bright reception hallway with built under stair cupboard.

LOUNGE: 3.82m x 5.01m [12'6" x 16'5"]

Well proportioned comfortable room with two gable windows and window to the front. Electric focalpoint fire set in the original fireplace opening.

BATHROOM: 2.95m x 1.73m [9'8" x 5'8"]

Traditional bathroom with 3 piece white suite, ceramic floor and part wall tiling, shaver light, extract fan and ceiling mounted pulley. Window to the rear.

LIVING ROOM/DINING ROOM: 3.74m x 5.05m [12'3" x 16'7"]

Bright spacious room with gable and front windows and fitted with solid oak flooring. Open fireplace accommodates the multi-fuel stove and a wide opening gives access to the kitchen.



View from Granite House

KITCHEN: 4.21m x 3.02m [13'10" x 9'11"]

The kitchen has been totally refitted and has a cathedral style ceiling with inset downlighters and two roof windows. Ceramic tiled floor compliments the bespoke pine base and wall units and there is a solid beach work surface into which is set 1 ½ bowl stainless steel sink and gas hob with electric oven below and extractor hood above. There are windows to two sides and a glazed rear entrance door to the sheltered external storage area beyond.

White goods that can be included in the sale under separate negotiation include the fridge, freezer, washing machine and condensing tumble drier.

Externally the rear entrance has been enclosed creating an excellent windbreak and handy utility area and accommodates the small boiler house housing the oil fired central heating boiler.

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The winding staircase leads from the reception hallway to the top hall with roof window over the stair.

BEDROOM 1: 3.73m x 5.06m [12'3" x 16'7"]
Good sized double room with gable window and dormer window to the front.

SHOWER ROOM: 2.76m x 1.71m [9'1" x 5'7"]
Tastefully fitted shower room with ceramic floor and wall tiles and corner shower with curved screen, pedestal wash basin and WC. Dormer window to the rear.

BEDROOM 2: 2.66m x 2.17m [8'9" x 7'1"]
Good sized single bedroom with dormer window to the front.

BEDROOM 3: 4.00m x 5.06m [13'1" x 16'7"]
Further double room fitted with extensive wardrobes and cupboards and having gable window and dormer to the front.

GARDEN:
The front of Granite House has a small walled lawned garden. To the side is a spacious parking area together with access to the sheltered yard area to the rear.

SERVICES:
The property is connected to mains electricity and water. Drainage is to a septic tank shared with the property next door. Central heating is by radiators heated by the oil fired boiler and supplemented by the excellent cast iron stove in the living/dining room.

COUNCIL TAX:
The property is banded "C" paying £1,188.24 in 2009/10 including water charges.

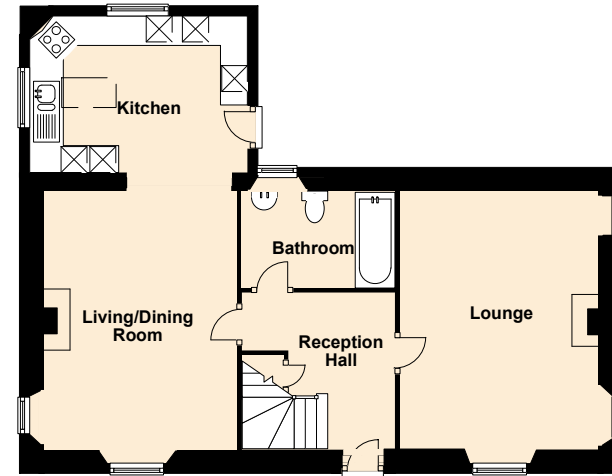
OTHER INFORMATION:

Granite House is a classic stone built Scottish villa located approximately 1 mile from Blackwaterfoot enjoying an open aspect across fields to the Firth beyond. It is part of a small cluster of properties which comprise the village of Kilpatrick and being west facing enjoys excellent sunsets across the Kintyre peninsula.

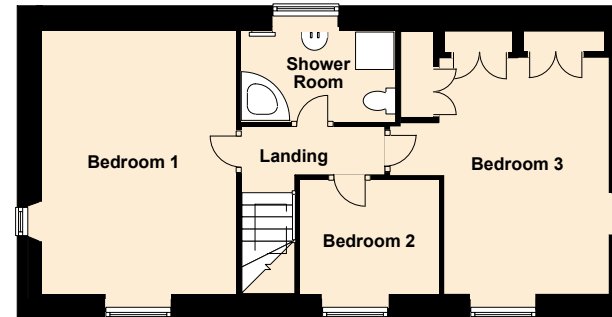
Blackwaterfoot has an excellent selection of shops and the local primary school is at Shiskine approximately 2 miles away, the secondary school is at Lamlash to which pupils are conveyed daily. Kilpatrick is part of a extensive, friendly farming community.

Local amenities include the famous 12 hole golf course at Blackwaterfoot, bowling and tennis facilities, beautiful beach and excellent leisure facilities at the Kinloch Hotel as well as a garage and a riding establishment. The property sits on the bus route to Brodick.

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 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.



Ground Floor



First Floor

FLOOR PLANS 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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