

Arran Estate Agents



Primrose Cottage, Pirnmill

Primrose Cottage, Pirnmill, Isle of Arran

Delightful four apartment detached cottage in the beautiful Clachan at Thunderguy located between Catacol and Pirnmill on the west coast of Arran. Accommodation comprises Entrance Porch and spacious Hallway, Lounge, Living Room/Bedroom, Bathroom, Dining Kitchen and two Attic Bedrooms. Neat fenced garden to the front with large sloping garden to the rear with patios with views over Kilbrannan Sound. The property is in good condition with full double glazing and background electric central heating as well as an excellent open fire. Unique elevated location by the track to Coire An Lochan.

Directions: From Brodick Pier turn right and proceed through the village taking the coastal road north through Corrie, Sannox, Lochranza and round through Catacol. Proceed for a further three miles to the signpost to Coire An Lochan where the track leads up to Thunderguy and Primrose Cottage is the last property on the left hand side.



ACCOMMODATION:

FRONT PORCH: [2.67 X 1.01M] [8'9" X 3'4"]
Double glazed external door leads to the porch/cloakroom with inner stable door to the hallway.

HALLWAY:
Spacious hallway with pine lined ceiling, multi-paned doors to the ground floor apartments and pine stair to the attic accommodation. To the rear of the hall is a handy built cupboard.

LOUNGE: [4.86 X 2.89M] [15'11" X 9'5"]
Attractive lounge with open fire having raised hearth and windows to the front and westerly gable.

SITTING ROOM/BEDROOM 1 [4.31 X 4.21M] [14'2" X 13'10"]
Located to the rear of the property this room has patio doors with beautiful views across Kilbrannan Sound.

BATHROOM: [2.49 X 1.73M] [8'2" X 5'8"]
The bathroom is partially tiled and pine lined and is fitted with a three piece white suite including a shower over the bath. Electric towel rail.

KITCHEN: [2.93 X 2.98M] [9'7" X 9'9"]
The attractive kitchen has a ceramic tiled floor and hardwood units with a single bowl, single drainer stainless steel sink in a hardwood effect veneered worktop. There is a solid fuel Rayburn cooker which provides hot water and also a ceiling pulley. Space for dining and a multi-pane window to the front.

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From the main hallway the open tread stair leads to the small top hall with hanging storage space and eaves storage.

BEDROOM 2: [2.82 X 3.80M] Overall [9'3" X 12'5"]
Bedroom with roof window to the front.

BEDROOM 3: [4.1 X 3.82M] Overall [13'5" X 12'6"]
Attractive pine lined cam ceiling bedroom with roof window to the front. Built cupboard and eaves storage space.

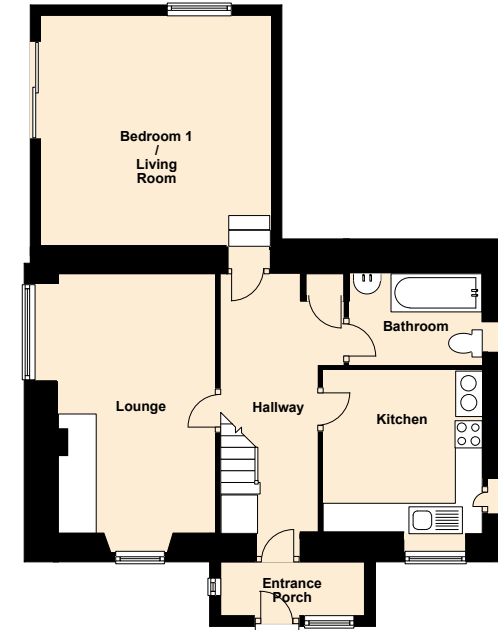
GARDEN:
To the front of the property is a small neat fenced garden with a pathway leading round to the side and the rear with patio areas, drying green and spacious garden which although fenced has a gate to allow the sheep in to cut the grass.

SERVICES:
The property is connected to mains water and mains electricity and drainage is to a septic tank located to the front. Background central heating is provided by a storage heater in the hall, the lounge and the sitting room and electric panel heaters in bedrooms 2 and 3.

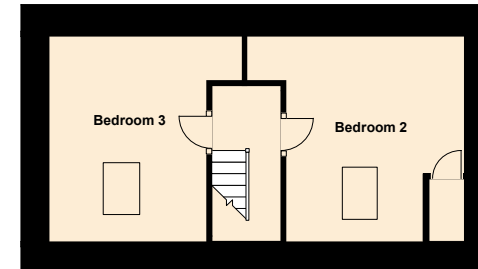
COUNCIL TAX:
The property is banded C paying £1,024.00 excluding water charges in 2011/12.

OTHER INFORMATION:
Primrose Cottage is part of the Clachan of six houses at Thunderguy and enjoys one of the most spectacular locations on Arran being set on the track up to Coire An Lochan with wonderful views all round from the hills to the east, north and south up and down the Kilbrannan Sound and westerly across the Kintyre Peninsular with spectacular sunsets. Although over 100 years old the cottage is well built and has been extensively refurbished to create a comfortable attractive family home in a unique location. Access is by the rough narrow track shared by the other houses in the Clachan.

*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.*



Primrose Cottage Ground Floor



Primrose Cottage, 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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