

Arran Estate Agents



Oakdene, Pirnmill

Oakdene, Pirnmill, Isle of Arran

Substantial, detached stone villa retaining many original features and enjoying spectacular sea views in a roadside location within the village of Pirnmill. Accommodation comprises entrance vestibule, reception hallway, kitchen, utility room, toilet, rear entrance hall, three public rooms and on the upper floor three double bedrooms, one single bedroom, storage room and bathroom. Fully double glazed with oil fired central heating. Spacious front and rear gardens with offroad parking and space for a garage.

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 Oakdene is located at the roadside, near the centre of the village.

ACCOMMODATION:

ENTRANCE VESTIBULE: 1.87m x 0.88m (6'2" x 2'11")

From the front garden, steps lead to the entrance vestibule which has space for coats. Part glazed inner door opens to the reception hallway.

RECEPTION HALLWAY: 1.88m x 3.08m (6'2" x 10'1") overall

Wide hallway with high ceiling and pine staircase to the upper floor and access to all downstairs apartments.

DINING ROOM: 3.51m x 3.90m (11'6" x 12'10")

Good size room with original picture rail and cornicing, and window to the front garden. A timber fireplace and surround currently houses the fitted electric fire.

LOUNGE: 3.91m x 5.11m (12'10" x 16'9")

The lounge is a spacious room with panoramic sea views. Original features include the picture rail, cornicing and timber fireplace and mantelpiece.. Doorway through to the kitchen.

KITCHEN: 3.96m x 2.69m (13'0" x 8'10")

Fitted with cream and oak trimmed base and wall units with toning worktop incorporating a stainless steel sink. Oil fired Stanley range cooker supplies the hot water and central heating and there is a window overlooking the rear garden. Vinyl flooring and access to the lobby and sitting room beyond.

SITTING ROOM: 3.46m x 3.88m (11'4" x 12'9")

Across the lobby which has a large understair cupboard, the sitting room is located to the rear of the property. It has an open fireplace with tiled hearth and surround and window to the rear garden.

From the lobby the doorway leads to the small rear entrance hall which has access to the toilet and utility room.

TOILET: 1.66m x 1.13m (5'5" x 3'8")

Small toilet with white W.C. and wash hand basin. Window to the side.

UTILITY ROOM: 3.87m x 2.21m (12'8" x 7'3")

Useful room with worktop housing a stainless steel sink and plumbed for a washing machine. Currently accommodates the chest freezer and has window to the rear.



View from Oakdene

From the reception hallway the staircase leads to the upper floor. At the half landing there is a window to the rear garden.

BEDROOM 1: 3.48m x 3.89m (11'5" x 12'9")

Good size double bedroom with window to the rear.

BEDROOM 2: 3.44m x 3.91m (11'3" x 12'10")

A further large double bedroom with window to the front.

BEDROOM 3: 2.59m x 2.74m (8'6" x 9'0")

Single bedroom with window to the front.

BEDROOM 4: 3.30m x 3.96m (10'10" x 13'0")

Double bedroom with window to the front.

BATHROOM: 1.73m x 3.87m (5'8" x 12'8")

The bathroom has a coloured suite comprising bath, wash hand basin, W.C. and shower cubicle. Window to the rear.

STORE ROOM: 2.13m x 2.85m (7'0" x 9'4")

Room to the rear of the property currently used as a linen / store room. This room could be converted back to a fifth bedroom if required. Window to the rear.

GARDEN:

Oakdene has an enclosed garden which is mainly laid to lawn at the front and the rear. The wide driveway to the side of the property is edged with mature shrubs and provides ample space for parking and space for a garage if required.

SERVICES:

The property is connected to mains water and electricity. Drainage is to a septic tank located within the grounds. Central heating is by the radiators heated by the oil fired Stanley range.

COUNCIL TAX:

Banded 'E' for council tax, currently paying £1632.29 in 2010/2011 including water charges.

OTHER INFORMATION:

Oakdene was built almost 100 years ago and enjoys uninterrupted sea views towards Kilbrannan Sound and the Kintyre Peninsula beyond. It is within a short walk of the local village primary school and the local shop/post office. Pirnmill 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.



FLOORS 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



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