

Arran Estate Agents



Sandford, Pirnmill

Sandford, Pirnmill, Isle of Arran

Centrally located detached villa enjoying views across Kilbrannan Sound to Kintyre. Accommodation comprises front entrance to sun lounge, open plan living area, kitchen and on the upper floor two bedrooms and bathroom. Small elevated garden with off road parking, garage/workshop and garden shed. Excellent family home with letting potential.

Directions: From Brodick Pier turn right and proceed through the village taking the B880 String Road towards Blackwaterfoot. After 7 miles turn right towards Machrie and proceed up the west coast through Imacher and Whitefarland to Pirnmill, where Sandford is located on the right hand side approximately 100 metres before the village shop.



ACCOMMODATION:

SUNLOUNGE: 2.38m x 1.91m (7'10" x 6'3")

Double glazed front entrance door leads to the sun lounge with windows to three sides and an inner glazed door with screens to the lounge.

LOUNGE: 5.44m x 4.83m (17'10" x 15'10")

Spacious lounge with open fire in tiled hearth and surround. Window to the front and staircase to the upper floor. Doorway through to the kitchen.

KITCHEN: 1.51m x 4.83m (4'11" x 15'10")

Full depth kitchen with fitted base and wall units, stainless steel sink, integral washing machine and gas cooker. Window to the side.

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From the lounge the staircase leads to the top hall window to the rear.

BEDROOM 1: 1.73m x 4.30m (5'8" x 14'1") overall

L shaped twin bedded room with window to the front and having built cupboard.

BEDROOM 2: 2.68m x 4.86m (8'10" x 15'11")

Full depth double bedroom also with window to the front.

BATHROOM: 1.51m x 3.03m (4'11" x 9'11")

The bathroom has a three piece white suite comprising bath, W.C. and pedestal wash basin, mirror, shaver light and electric towel rail.

GARDEN:

Sandford has a relatively small, elevated garden enjoying beautiful views across Kilbrannan Sound. It is bound to the rear by woodland and access to the front is by a shared driveway leading to a parking area within the front garden. There is a timber frame garage/workshop and a shed.

SERVICES:

The property is connected to mains electricity, water and the drainage is to a private septic tank.

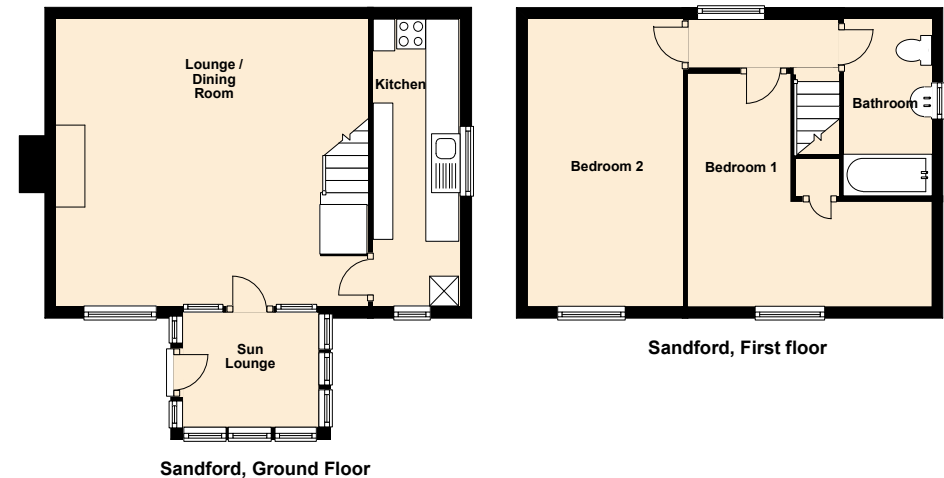
COUNCIL TAX:

The property is currently banded 'C' for council tax paying £1024.00 in 2010/11 excluding water charges

OTHER INFORMATION:

Sandford has benefitted from replacement PVC double glazed windows and central heating is by electric storage heaters. It is offered partially furnished if so required.

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.



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 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 VI

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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