

Arran Estate Agents



Ardlamont, Blackwaterfoot

Ardlamont, Blackwaterfoot, Isle of Arran

Beautifully presented 3 bedroom detached bungalow located near the heart of Blackwaterfoot. Accommodation comprises entrance porch, open plan kitchen and dining room, lounge, hallway with vestibule, 3 double bedrooms and bathroom. Appended garage and large flat garden with off road parking and turning area. Electric central heating and double glazing. Well placed for local shops and other amenities.

Directions: from Brodick pier turn right and proceed through the village taking the B880 road to Blackwaterfoot. After 10 miles turn right at the junction with the A841. Travel for approximately ¼ mile passing the entrance to Cairnhouse Riding establishment and turn right past the first house on the right hand side, which is the shared access to Ardlamont.

ACCOMMODATION:

ENTRANCE PORCH:

The main entrance to the property is at the rear via the entrance porch which is currently used as a cloakroom and utility room. Inner door to the kitchen.

KITCHEN/DINING ROOM: 7.54m x 3.91m (24'9" x 12'10") overall

Bright spacious open plan kitchen area with charcoal coloured vinyl and worktop and light wood base and wall units incorporating a ceramic hob and electric cooker. There is an extract hood over and a stainless steel bowl sink and drainer.

The kitchen is open plan to the dining area with windows to the back and side gardens.

HALLWAY:

Spacious hallway with large ceiling hatch giving access to the loft and front entrance vestibule with doorway to the front garden. Large built cupboard with bi-fold doors.

LOUNGE:

4.75m x 3.90m (15'7" x 12'10")

South facing lounge with patio doors to the gable and window to the front. There is an open fire with tiled hearth and stone surround with a built log box and shelf units.

BATHROOM:

1.91m x 3.35m (6'3" x 11'0")

Recently refurbished bathroom with tiled walls and non slip vinyl floor. There is a corner shower unit with curved door and a double end bath with central taps, pedestal washbasin and close coupled WC. Recessed ceiling lights and a shaving light and mirror and heated electric towel rail.

BEDROOM 1:

3.52m x 3.28m (11'7" x 10'9")

Double room with window to the rear and having large built wardrobe.

BEDROOM 2:

3.51m x 3.37m (11'6" x 11'1")

BEDROOM 3:

3.13m x 2.77m (10'3" x 9'1")

Further two double rooms, both with views across the front garden and both having built wardrobes.

GARAGE:

3.49m x 6.39m (11'5" x 21'0")

Appended to the side of the house is the substantial garage with up and over door to the front and pedestrian door and windows to the side garden. The garage has lighting and power and houses the freestanding electric boiler.

GARDEN:

Ardlamont has a generous sized, slightly sloping garden with lawns to the front, side and rear. There is a large concrete parking area and turning area and within the garden is a 30 foot residential caravan which is plumbed for water, electricity and drainage.

SERVICES:

The property is connected to mains electricity and water. Central heating is by radiators heated by the freestanding combination electric boiler, which also provide copious amounts of hot water. Drainage is to a private septic tank located in the garden.

COUNCIL TAX:

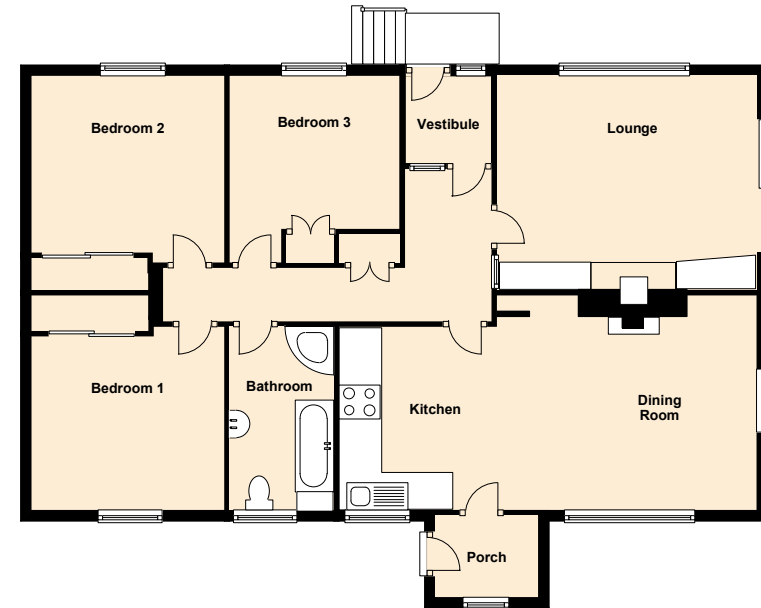
The property is banded "D" paying £1152 in 2011/12 excluding water charges.

OTHER INFORMATION:

Ardlamont has a very attractive location set back from the public road and enjoying views across the Shiskine Valley, access is by a shared driveway. The property is within short walk of local amenities including shops, garage, bakery and the Kinloch hotel with its excellent leisure facilities.

Blackwaterfoot is the home of the Shiskine Golf and Tennis Club with its famous 12 hole golf course and the beautiful Blackwaterfoot beach.

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Ardlamont

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 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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