

*Arran Estate Agents*



*Oakdene Cottage, Pirnmill*

# Oakdene Cottage, Pirnmill, Isle of Arran

**Most attractive detached cottage with central location in Pirnmill set back from the main road but enjoying views across Kilbrannan Sound. Accommodation comprises rear entrance to sun lounge, kitchen, 2 bedrooms, living room and shower room. Neat secluded garden. Electric central heating. A most attractive holiday home or full time residence**

**Directions:** From Brodick Pier turn right and proceed north on the coastal road through Corrie, Sannox and Lochranza then to Catacol and Pirnmill where Oakdene Cottage is located behind the larger house Oakdene which is the third last property before the church building.

## ACCOMMODATION:

The main entrance is to the rear at the side leading directly into the sun lounge/porch.

**SUN PORCH:** [2.17 x 2.18m][7'1" x 7'2"]

Bright sun porch with windows to the rear and side also suitable for use as a utility room. Doorway through to the kitchen.

**KITCHEN:** [2.54 x 2.27m] [8.4" x 7.5"]

Modern fitted kitchen with wood effect base and wall units and beige worktop with stainless steel sink. Window and roof window to the rear. Plumbing for automatic washing machine.

**BEDROOM 1:** [2.66 x 2.24m][8.9" x 7'4"]

Single or twin bedded room with window to the rear.

**LIVING ROOM:** [4.28 x 3.88m][14'1" x 12'9"]

Well proportioned living room with open fire with tiled hearth and surround and window to the front. Adequate space for dining to the rear.

**HALLWAY:** [1.15 x 0.96m][3'9" x 3'2"]

From the living room there is a small hallway between the shower room and bedroom 2.

**BEDROOM 2:** [3.03 x 3.86m][9'11" x 12'8"]

Good size double room with period fireplace and single window to the front. This fireplace is now decorative as the chimney is capped.

**SHOWER ROOM:**

To the front of the property the former entrance porch has been converted to create a shower room with window and door to the front and equipped with W.C., washbasin and walk in shower area.

### ATTIC:

In addition to the foregoing accommodation there is a spacious floored and lined attic accessed from the hallway.

### GARDEN:

The property has a relatively flat garden secluded by mature trees and a stone wall to the rear. To the front there is pedestrian access from the main road but there is room to create a vehicular access if required. Within the garden is a timber shed and generally the garden is fairly secluded with a westerly aspect but enjoying views across Kilbrannan Sound.

### SERVICES:

The property is connected to mains electricity and water. Drainage is to a septic tank which is shared with the larger property to the front and located in that property's garden. Heating is by storage heaters to some apartments.

### COUNCIL TAX:

The property is banded 'B' paying £896.00 during 2011/2012 excluding water charges.

### OTHER INFORMATION:

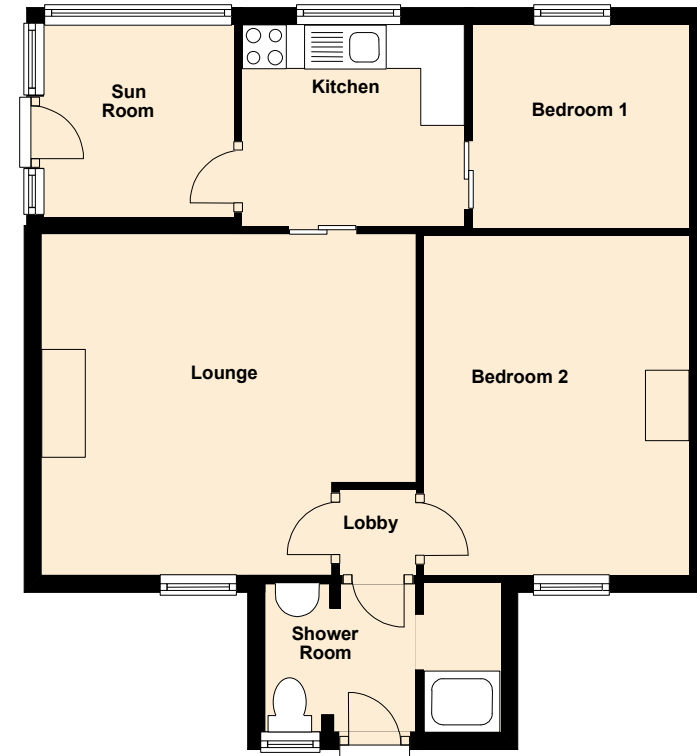
Oakdene Cottage is centrally located within the village and only a few minutes walk from the local Primary School and the village shop. Pirnmill is located approximately twenty miles from the ferry terminal at Brodick and approximately nine miles north of Blackwaterfoot.

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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](http://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.



FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY



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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.



Arran Estate Agents, Invercloy House, Brodick, Isle of Arran KA27 8AJ

01770 302310 | enquiries@arranestateagents.co.uk | www.arranestateagents.co.uk