

Arran Estate Agents



Afton, Lochranza

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Very attractive, traditional, stone built villa in central location with open aspect across the loch towards the castle and beyond. Accommodation comprises entrance vestibule and open plan living, dining and kitchen area. There is an additional kitchen to the rear and a utility room, shower room and garden room and on the upper floor there is a bathroom, three bedrooms and an en-suite shower room. Beautifully landscaped garden to the front with terraced gardens to the rear. Electric central heating and double glazing. A most attractive, traditional home in a much sought after location.

Directions: From Brodick Pier turn right and proceed through the village taking the coastal road north through Corrie and Sannox to Lochranza. Proceed to the centre of the village and turn left immediately past the Village Hall and follow the road round to the right where Afton is located on the left hand side with its garden on the right.



View to Lochranza Bay

ACCOMMODATION:

ENTRANCE VESTIBULE: 1.46m x 1.13m (4'9" x 3'8")

The double glazed front entrance leads directly into the entrance vestibule/ cloaks area and thereafter to the open plan ground floor living area.

LIVING/DINING/KITCHEN AREA: 7.48m x 5.01m (24'6" x 16'5")

Attractive and functional open plan lounge with windows front and rear and dining/kitchen area with an Aga Cooker, birch faced base and wall units and ceramic tiled floor. There is adequate space for dining and the units have one and a half bowl sink and additional built cupboards. Doors through to the hallway and rear kitchen.

REAR KITCHEN: 2.28m x 1.77m (7'6" x 5'10")

To the rear of the main dining/kitchen area is a smaller kitchen with electric cooker and window and roof window towards the rear. It is linked to the utility room with further sink and plumbing for washing machine and tumble drier, work surface and fitted wall units.

GARDEN ROOM: 2.28m x 4.89m (7'6" x 16'1")

From the rear kitchen is a bright, comfortable garden room with translucent sheeted roof and doorway to the rear garden.

SHOWER ROOM: 1.53m x 2.82m (5'0" x 9'3")

Recently refurbished pine lined shower room with walk in shower, bidet W.C. and washbasin. There is a wall mounted convector heater, multi-pane door to the side hall and borrowed light window to the garden room.

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From the open plan living area the staircase leads to a half landing and thereafter to the top hall.

BATHROOM:

From the half landing access is gained to the mezzanine floor bathroom fitted with bath, bidet W.C., washbasin with electric towel rail and window to the rear.

BEDROOM ONE:

2.97m x 5.00m (9'9" x 16'5") Overall

Master bedroom with three sided bay window dormer overlooking the loch, and to the rear fitted wardrobe and ensuite shower room with corner shower, washbasin, W.C., and dormer window to the rear

BEDROOM TWO:

2.33m x 2.02m (7'8" x 6'8")

Spacious single bedroom with roof window to the front.

BEDROOM THREE

2.53m x 5.05m (8'4" x 16'7")

Further good sized double room also with bay window to the front and having substantial three door fitted wardrobe fitted to the rear

GARDEN:

One of the most attractive features of Afton is the much admired garden which sits across the track to the front and has been carefully landscaped with paths, sitting areas, sheds and profusion of flowers constantly changing with the seasons. The garden has featured on the cover of Scottish Gardens and has been a labour of love by the present owner for many years.

To the rear of the property further terraced garden, greenhouse and back drop of shrubs and trees.

SERVICES:

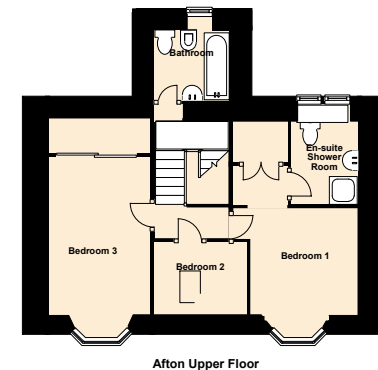
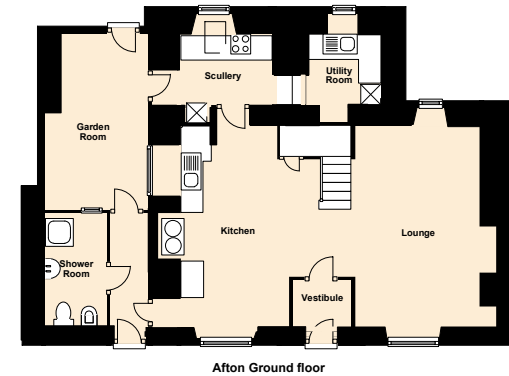
The property is connected to mains electricity and water drainage is to a septic tank located across the track. Central heating is by electric storage heaters and convectors on the off peak tariff

COUNCIL TAX:

Afton is banded 'C' for council tax paying £1024.00 in 2011/12.

OTHER INFORMATION:

Afton is located in the heart of the village and has one of the most attractive outlooks across the loch to the castle to the hills beyond. Beyond the front garden is an open green and the house is a few minutes walk from the local hotel and village ferry terminal which transports cars and passengers to Claonaig on Kintyre. The local primary school for Lochranza is at Pirnmill some six miles south and the secondary school is at Lamlash to which pupils are conveyed daily.



FLOOR PLANS 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



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.

