

Arran Estate Agents



Elder Cottage, Shiskine

Elder Cottage, Shiskine, Isle of Arran

Charming, stone built, semi-detached cottage in central location within Shiskine. Accommodation comprises front entrance hallway, open plan living/dining/kitchen area, 2 bedrooms and bathroom. Slightly sloping enclosed garden to the rear with flat green area to the front. Central heating and double glazing. A most attractive property set within this friendly community.

Directions: from Brodick pier turn right and proceed through the village taking the B880 String road towards Blackwaterfoot. After 8 miles enter the village of Shiskine and proceed through the village passing the constriction on the road where Elder Cottage is the house immediately on the right hand side.

ACCOMMODATION:

ENTRANCE HALL: 1.16m x 1.40m [3'10" x 4'7"]

Pine external doorway leads to the quarry tiled entrance hall and thereafter to the dining/living/kitchen area and bedroom one.

BEDROOM 1: 2.66m x 2.96m [8'9" x 9'9"]

Good sized double room with substantial 3 mirror door wardrobe to the rear. Window to the front.

LIVING/KITCHEN/DINING AREA: 4.86m x 4.66m [15'11" x 15'3"]

Comfortable open plan area with freestanding Parkray stove which heats the radiators throughout.

There is a kitchen area to the rear with pine base and wall units accommodating an electric cooker with ceramic hob and stainless steel sink set into the pine effect worktop.

There is adequate space for dining and there are patio doors to the rear garden and window to the front.

REAR HALLWAY:

Off the dining area is the rear hallway which accommodates the electrical switch gear cupboard.

BEDROOM 2: 3.16m x 2.87m [10'4" x 9'5"] overall

Presently used as an office, this additional bedroom can accommodate a large single bed or bunk twin beds. Window to the rear.

BATHROOM: 2.31m x 2.06m [7'7" x 6'9"]

The bathroom is fitted with a 3 piece white suite with a shower over the bath. There is a wall mounted convector and shaver light. There is a built cupboard and vanity base unit below the wash basin.

GARDEN:

At the front of Elder Cottage there is an open green area with off-road parking at the gable of the house. To the rear the enclosed garden slopes down to a small burn and is sheltered by mature shrubs.

SERVICES:

The property is connected to mains electricity and water. Drainage is to a septic tank. Central heating is by radiators heated by the free standing Parkray stove in the living room.

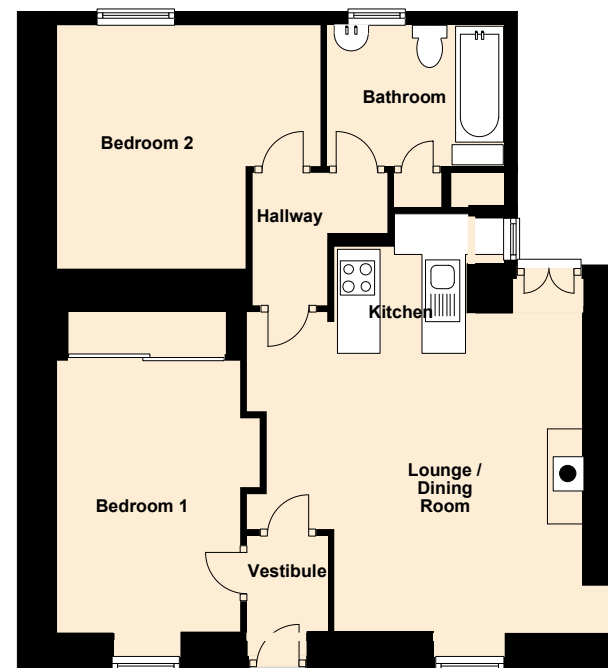
COUNCIL TAX:

The property is banded "C" paying £1024 in 2011/12 excluding water charges.

OTHER INFORMATION:

Elder Cottage is an old stone built cottage in a small group within the centre of the village. It is within a short distance of the local primary school and there are excellent shops at Blackwaterfoot approximately 1½ miles distant.

Elder Cottage is 8 miles from Brodick and is on the bus route from Blackwaterfoot to Brodick.



Elder Cottage

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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