

Arran Estate Agents



Drimlabarra Croft, Kildonan

Drimlabarra Croft, Kildonan, Isle of Arran

Beautifully presented detached villa enjoying spectacular aspect across the Firth of Clyde taking in Pladda, Ailsa Craig and the south of Kintyre. Accommodation comprises rear entrance to utility room, hallway with toilet, main kitchen, dining kitchen, front and rear hallways, dining room, lounge, bathroom, office and shower room and on the upper floor 3 good sized bedrooms with toilet and en-suite toilet. Flat garden with parking to the rear, fenced patio garden to the front and open field leading down to the foreshore. Full central heating with gas boiler and storage tank.

Originally a stone built croft, the property has been significantly extended and modernised to an excellent standard.

Directions: From Brodick pier turn left and proceed south through Lamash, Whiting Bay and Dippin. Turn left towards Kildonan and proceed down past the Kildonan Hotel where Drimlabarra Croft is located on the left hand side immediately past the hotel.

ACCOMMODATION:

UTILITY ROOM:

1.49m x 1.54m [4'11" x 5'1"]

Main entrance to the property is to the rear entering through the utility room which houses the wall mounted gas boiler and the tumble drier. Doorway through to the small hallway giving access to the toilet.

TOILET:

1.40m x 1.35m [4'7" x 4'5"]

Ground floor toilet with blue WC and wash basin, ceramic tiled floor and pine dado.

MAIN KITCHEN:

2.96m x 2.42m [9'9" x 7'11"]

The main kitchen is outshot to the rear of the property is fitted with oak fronted base and wall units, it has a ceramic tiled floor and there is a 1 ½ bowl stainless steel sink set into the worksurface along with the gas hob and an electric oven.

DINING KITCHEN:

3.14m x 4.77m [10'4" x 15'8"]

To the front of the property the original kitchen now used mainly for dining but fitted with light coloured base and wall units and accommodating a multi-fuel stove set into an open fireplace. The white painted stone walls and exposed beam ceiling set off this room which has a ceramic tiled floor and has windows to the side and front.

HALLWAY:

2.16m x 4.96m [7'1" x 16'3"] overall

The front reception hallway has glazed door to the external porch, which is an excellent place for wet boots and coats. Piranha pine staircase leads to the upper accommodation and open archway leads to the rear hallway/sitting area with separate external door to the rear garden.

DINING ROOM:

2.93m x 5.21m [9'7" x 17'1"]

Formal dining room to the front of the property with patio doors to the beautifully landscaped garden.

LOUNGE:

5.28m x 5.48m [17'4" x 18'0"]

Large lounge with open fire and also with sliding patio doors to the front garden.

BATHROOM:

3.18m x 2.47m [10'5" x 8'1"]

The bathroom has been recently refitted with charcoal coloured tiled floor and a white double ended whirlpool bath with shower tap. There are tiled walls and a contemporary wash basin, WC and bidet as well as a built linen cupboard.

OFFICE: 2.10m x 1.47m [6'11" x 4'10"]

Handy little room with window to the rear.

SHOWER ROOM: 1.21m x 1.44m [4'0" x 4'9"]

Also located off the rear hallway, the shower room has a double width shower with glazed sliding doors.

...oOo...

From the reception hallway the staircase leads to the top hallway off which is a toilet and large linen cupboard.

BEDROOM 1: 3.19m x 3.21m [10'6" x 10'6"]

Central double bedroom with window to the front and large walk-in cupboard.

BEDROOM 2: 5.30m x 5.50m [17'5" x 18'1"]

Large master bedroom with gable window and window to the front, with the best views from the house. This bedroom has an open fireplace with brick surround.

BEDROOM 3: 4.06m x 4.19m [13'4" x 13'9"]

Further double room with en-suite toilet and large walk in cupboard accommodating the hot water cylinder and giving access to the eaves storage.

GARDEN:

Drimlabarra Croft has a flat garden with spacious parking and turning to the rear. The front garden which is fenced has been landscaped with slabbing and gravel beds and enjoys a magnificent aspect across the field to the front, the foreshore and the Firth of Clyde in a southerly direction. Beyond the fenced section there is a small field which is presently put over to grazing.

SERVICES:

The property is connected to mains electricity and water, drainage is to a septic tank located in the field to the front. Central heating is by radiators by gas fired boiler located in the utility room. There is a large gas storage tank located to the rear of the property.

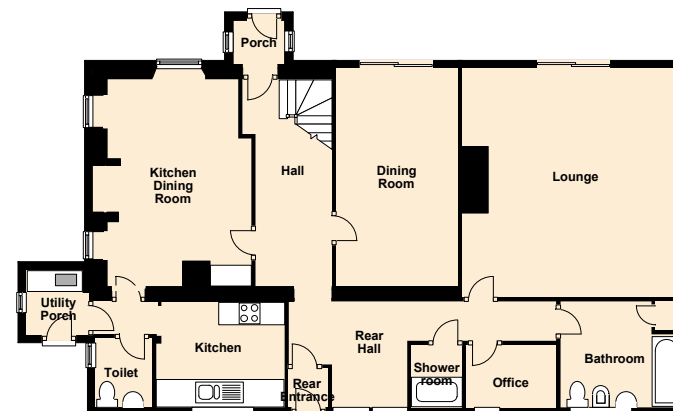
COUNCIL TAX:

The property is banded "E" paying £1408.00 in 2011/12 excluding water charges.

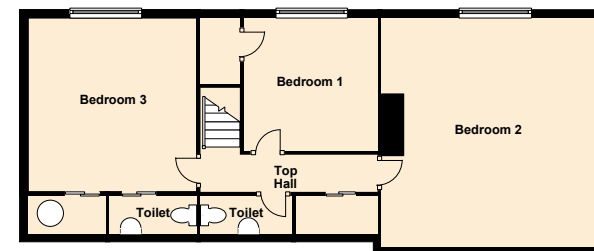
OTHER INFORMATION:

Drimlabarra Croft is one of the oldest crofts on Arran with superb shore front location. Over the years it has been extended and developed creating the present spacious home.

To the side of Drimlabarra Croft there is a building plot with planning permission for the construction of a separate dwelling house which has its own access from the public road. This is available for sale by separate negotiation.



Drimlabarra Croft Ground Floor



Drimlabarra Croft First Floor

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.



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

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