

Arran Estate Agents



10 Torlinn Terrace, Kilmory

10 Torlinn Terrace, Kilmory, Isle of Arran

Two bedroom semi-detached bungalow in attractive corner location on the outskirts of Kilmory. Accommodation comprises entrance vestibule and hallway, two bedrooms, shower room, kitchen and lounge. Flat gardens with off-road parking to the rear. Double glazed windows and doors and electric central heating.

Directions: From Brodick pier turn left and proceed south through Lamlash, Whiting Bay, Dippin and onward to Kilmory. On entering the village turn first right and No.10 is the second part of the second house on the left hand side

ACCOMMODATION:

Sheltered elevated entrance leads to the central hallway with two substantial built cupboards.

BEDROOM 1: 2.92m x 3.50m (9'7" x 11'6")
overall

Double room with window to the front and having built wardrobe.

BEDROOM 2: 4.15m x 3.10m (13'7" x 10'2")
overall

Further double room with window to the rear and having two built cupboards.

SHOWER ROOM: 1.67m x 2.30m (5'6" x 7'7")

Recently refurbished shower room with walk-in shower, WC and wash basin, heated towel rail and window to the rear.

KITCHEN: 3.54m x 2.27m (11'7" x 7'5")

The kitchen is fitted with pine fronted base and wall units and has a ceramic hob and oven and stainless steel sink set into the work top. There is plumbing for the automatic washing machine and space for dining and there are two good size built cupboards and external door to the side garden.

LOUNGE: 4.66m x 3.38m (15'3" x 11'1")

Good sized lounge with open fire and tiled hearth and surround. Enjoys open views across fields beyond the village.

GARDEN:

The property has a relatively flat garden fenced all round and with off-road parking to the rear.

COUNCIL TAX:

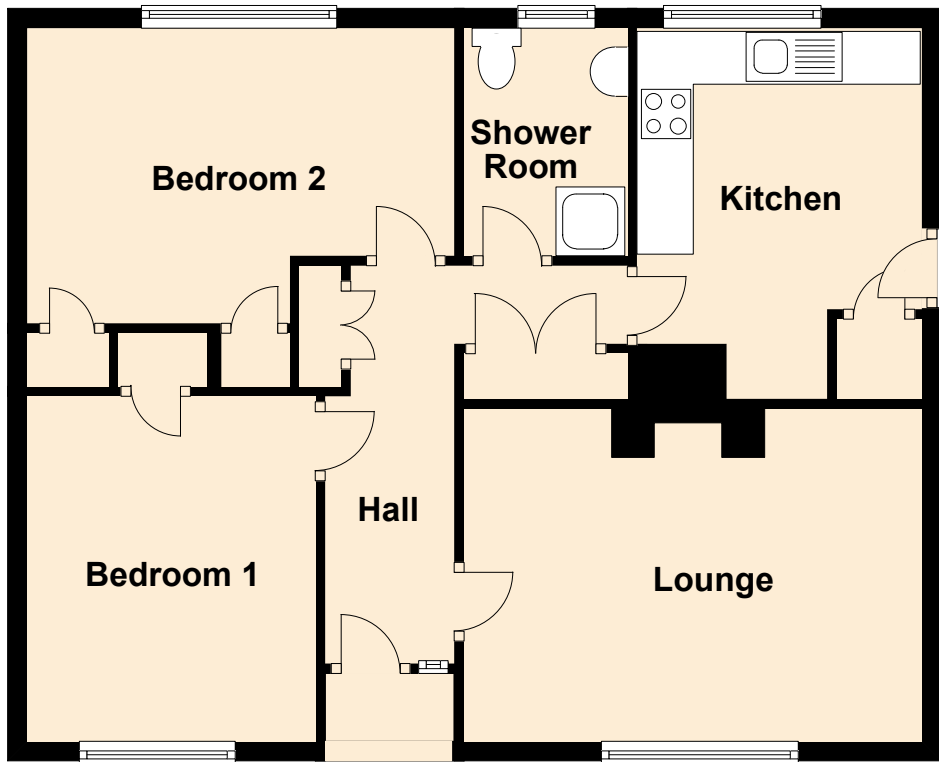
The property is banded "A" paying £768.00 in 2011/12 excluding water charges.

SERVICES:

The property is connected to mains electricity, water and drainage and benefits from electric central heating on an "off-peak" tariff.

OTHER INFORMATION:

10 Torlinn Terrace has an attractive setting on the outskirts of this small village, set in a farming community on the south of the island. The village has a local primary school, very active village hall and the Lagg Hotel. The famous Arran Cheese is produced in the Torlinn Creamery close by. The secondary school is at Lamlash to which pupils are conveyed daily.



10 Torlinn Terrace

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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