

Arran Estate Agents



Braeside, Lochranza

Braeside, Newton Shore, Lochranza, Isle of Arran.

Very attractive, old, stonebuilt cottage on the northern shore of Lochranza enjoying spectacular views across the loch to the castle and hills beyond. Accommodation comprises front entrance to hallway, lounge, shower room, large dining kitchen, utility room, sitting room and on the upper floor two bedrooms and bathroom. Extensively refurbished, well maintained property with sheltered garden, offroad parking and car port. Oil fired central heating and double glazing. A spectacular property in this beautiful part of the island.

Directions: From Brodick Pier, turn right and proceed through the village taking the coastal road north through Corrie and Sannox and over to Lochranza. Enter the village passing the distillery on the left hand side, proceed for a quarter of a mile and turn right, opposite the Outdoor Centre. Follow the road across the golf course and bear left along the Newton shore, where Braeside is the first old stone cottage on the right hand side.

ACCOMMODATION:

Front entrance leads to the entrance hallway with winding staircase to the upper accommodation, understair storage and pine dado to the walls.

LOUNGE: 3.49m x 4.19m [11'5" x 13'9"]

Comfortable lounge with feature open fireplace having cast iron insert fire and tiled surround with pine mantle. There are windows front and rear and a recessed cupboard with exposed shelving and open beamed ceiling.

SHOWER ROOM: 2.11m x 1.37m [6'11" x 4'6"]

To the rear of the hallway is the recently upgraded shower room with corner shower, WC and vanity basin fitted into the window recess.



DINING KITCHEN: 3.41m x 4.33m [11'2" x 14'2"]

Generously proportioned dining kitchen also with exposed beam ceiling and having oak fronted base, wall and upright units incorporating 1 ½ bowl sink set into the worktop. There is an extractor hood over the gas hob which has an electric oven below. Windows front and rear and doorway through to the side hall.

SIDE HALLWAY: 2.23m x 1.30m [7'4" x 4'3"]

Quarry tiled hallway suitable for hanging coats with external door to the front garden and double swing doors leading to the utility area.

UTILITY ROOM: 2.09m x 2.94m [6'10" x 9'8"]

The utility room houses the oil fired boiler and is fitted with work surfaces and accommodates the washing machine and the fridge and freezer. There is a ceiling hatch leading to the floored and insulated loft above. External door to the rear garden.

SITTING ROOM:**4.75m x 4.40m [15'7" x 14'5"]**

Large sitting room with high cam ceilings finished in pine with windows front and rear, recessed fireplace opening accommodating the multi-fuel stove which sits on a tiled hearth. There is a decorative circular window with patterned glass through to the utility room.

TOP HALL:

From the main entrance hallway the winding staircase leads to the spacious open plan top hall sitting area with skylight over the staircase and roof window to the front.

BEDROOM 1:**3.38m x 4.44m [11'1" x 14'7"]**

Good sized double bedroom with built wardrobe and roof window to the front. The walls and ceiling are finished in pine lining.

BATHROOM:**2.56m x 1.80m [8'5" x 5'11"]**

To the rear of the property is the bathroom with white cast iron bath, WC and wash basin. There is a built cupboard and roof window to the rear garden.

BEDROOM 2:**2.71m x 4.43m [8'11" x 14'6"]**

Full depth double or twin bedded room also with roof window to the front and having built wardrobe. Shelved recess in the former fireplace opening.

GARDEN:

Braeside has a beautiful garden with high hedging to the front sheltering the flower beds and lawns. To the rear various paths lead to the lawns, flower beds and sitting areas sheltered by mature trees and shrubs and bounded by deer and rabbit proof fencing.

To the side there is an appended car port, as well as a timber shed and driveway for off-road parking.

SERVICES:

The property is connected to mains water and electricity with drainage to a private septic tank. Central heating is by radiators fuelled by the oil fired boiler.

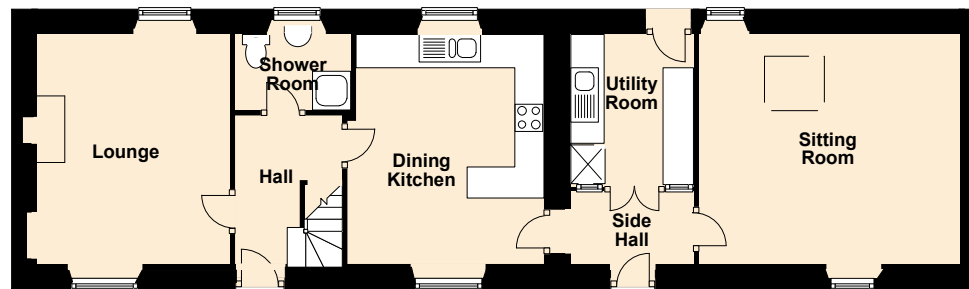
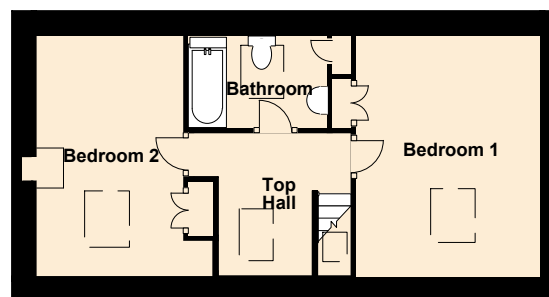
COUNCIL TAX:

The property is banded "D" paying £1,152 in 2011/12 excluding water charges.

OTHER INFORMATION:

Braeside is believed to be over 100 years old, but has been well maintained and refurbished and is presently a comfortable family home. Being located on the north side of the loch it benefits from the sunshine, spectacular views and sunsets over the Kilbrannan Sound.

Lochranza is a very popular holiday destination and the loch offers a safe refuge from the open water on the nearby Kilbrannan Sound. Lochranza is approximately 15 miles from Brodick, the main ferry port and shopping centre of the Island, and is the home for the Island's distillery and has its own 18 hole golf course, hotel and pub as well as the popular village hall. It is from here the north end ferry travels to the Kintyre peninsular. The local primary school is at Pirnmill some six miles to the south and the secondary school is at Lamlash to which pupils are conveyed daily by bus.

**Braeside Ground Floor****Braeside First Floor****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.

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