

Arran Estate Agents



3 The Row, The Apostles, Catacol

3 The Row, The Apostles, Catacol, Isle of Arran

Very attractive mid terraced villa within the famous 12 Apostles building in Catacol, enjoying uninterrupted views across the Kilbrannan Sound. Accommodation comprises lounge, dining kitchen, conservatory and on the upper floor 2 double bedrooms and bathroom. Neat, walled front garden and access to the rear. Extensively refurbished property within this beautiful village.

Directions: From Brodick pier turn right and proceed north via the coastal/road passing through Corrie and Sannox, over to Lochranza and thereafter round to Catacol. On entering Catacol the 12 Apostles building is on the left hand side.

ACCOMMODATION:

LOUNGE: 4.32m x 4.34m [14'2" x 14'3"]

The front entrance to the property is through a small vestibule leading directly into the lounge with exposed stone walls and period fireplace with a cast iron insert and tiled surround and pine mantle with marbled hearth. There is a recessed display cupboard, window to the front and doorway through to the dining kitchen.

DINING KITCHEN: 4.03m x 4.16m [13'3" x 13'8"] overall

The kitchen has a terracotta tiled floor and incorporates a large walk-in cupboard accommodating the hot water tank. The kitchen units are oak fronted with a stainless steel sink and there is an electric cooker with an extract hood over. There is plenty of space for dining within the kitchen and a doorway to the rear leads through to the conservatory.

CONSERVATORY: 2.86m x 3.49m [9'5" x 11'5"]

Appended to the rear of the property, the conservatory/dining room is constructed of double glazed Baltic pine with translucent sheeted roof. There are windows to three sides and double doors to the rear access / parking area.

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From the kitchen area the ornate staircase winds up to the top hall with roof window to the side.

BEDROOM 1: 4.14m x 3.18m [13'7" x 10'5"]

Very attractive double room with dormer window and roof window to the front. There is a built wardrobe and cupboard.



BATHROOM:

1.36m x 2.39m [4'6" x 7'10"]

Family bathroom with WC, white bath incorporating a shower and folding screen over, pedestal wash hand basin, and towel rail/radiator. The bathroom has a ceramic tiled floor and roof window to the side.

BEDROOM 2:

4.03m x 2.83m [13'3" x 9'3"]

Located to the rear this bright double bedded room has four roof windows and additional gable window to the rear.

GARDEN:

The front garden of the property is bounded by stone walling and has a gravel path, lawns and shrub beds. The garden enjoys magnificent views down the Kilbrannan Sound with its spectacular sunsets.

To the rear there is vehicular access to the property.

SERVICES:

The property is connected to mains electricity and mains water. Drainage is to a communal septic tank and there is electric central heating.

COUNCIL TAX:

The property is banded "C" paying £1,024 in 2011/12 excluding water charges.

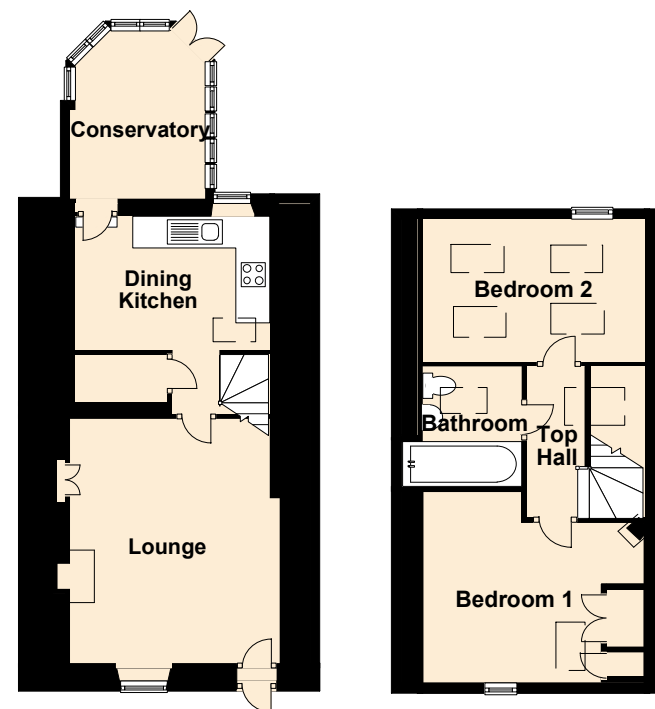
OTHER INFORMATION:

The 12 Apostles building is one of Arran's iconic landmarks with 12 houses which on the face of it appear the same but internally are all different. They have a magnificent setting with a South Westerly aspect within this pretty west coast village. The Apostles are "B" listed by Historic Scotland.

Other amenities close by include the Catacol Bay Hotel and Pub and village shop some 3 miles to the south at Pirnmill. There is also the local primary school at Pirnmill and at Lochranza 2 miles to the north there is the ferry terminal to Kintyre, the distillery, golf course and shop and the Lochranza Hotel overlooking the castle and the bay.

Number three will make an excellent family home but is presently very popular as a holiday let with a high level of repeat bookings.

The property is offered for sale partially furnished and equipped for letting if so required.



3 The Row Ground Floor

3 The Row 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.



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