



Fellfoot, Corrie

Fellfoot, Corrie, Isle of Arran.

Attractive, traditional bungalow in a seafront roadside location within the conservation village of Corrie. Accommodation comprises entrance vestibule, hallway, lounge, dining room, kitchen, bathroom and three double bedrooms. Large garden with timber shed, workshop, appended garage and off-road parking. Fully double glazed with electric central heating.

Directions: From Brodick pier turn right, then travel through Brodick taking the A841 coastal road north to the village of Corrie. Proceed approximately 200 metres past the Sandstone Quay: Fellfoot is on the left, immediately before the former Free Church.



Rear garden

ACCOMMODATION

ENTRANCE VESTIBULE 2.04m x 1.06m (6'8" x 3'6")

The front entrance door, which has modern, secure locks with glass side screen leads to the entrance vestibule which has a quarry tiled floor and space for coats. A fully-glazed inner door leads to the hallway.

HALLWAY 2.06m x 5.97m (6'9" x 19'7") overall

Spacious hallway leading to all apartments and having a loft hatch over. The floored attic is accessed by a Ramsay ladder and has great potential for further development.

LOUNGE 5.04m x 3.80m (16'6" x 12'6")

Large family room, having open fireplace currently housing a free standing electric fire in a tiled hearth and surround. Window to the front overlooking the garden and the Firth of Clyde beyond.

DINING ROOM 3.71m x 4.46m (12'2" x 14'8")

Good sized room with window to the side and doorway through to the kitchen.

KITCHEN 4.28m x 3.85m (14'1" x 12'8")

Located to the rear, the kitchen has windows to the side and rear giving spectacular views over the garden to the mountains beyond. There are pine-fronted base and wall units with a stainless steel sink, and a washing machine below the matching worktop. The electric cooker is a Rangemaster 90 and has a 5-ring ceramic hob, two ovens and a separate grill compartment.

There is a useful kitchen pulley, a storage area housing freestanding cupboard and drawer units, and vinyl tiles to the floor. The rear door with canopy over leads to the garden.

BEDROOM 1 3.28m x 3.11m (10'9" x 10'2")

Double room with window to the rear.

BATHROOM

2.60m x 3.11m (8'6" x 10'2")

Family bathroom with white suite comprising bath, vanity unit with washbasin and W.C., and a disabled access shower cubicle with electric shower. There is non-slip vinyl flooring and window to the rear.

BEDROOM 2

2.88m x 4.47m (9'5" x 14'8")

Double bedroom with window to the side.

BEDROOM 3

5.30m x 3.80m (17'5" x 12'6")

Spacious, large double bedroom with window to the front enjoying garden and sea views.

GARDEN

To the front the driveway gives ample space for off-road parking and leads to the garage which has an 'up and over' door and a rear door giving access to the rear garden. The front garden is mainly gravel with many mature trees and shrubs. To the rear there are gravel beds, a patio area and lawn. There is a substantial timber shed which has been used as a workshop, and a smaller shed used for storage.

SERVICES

Fellfoot is connected to mains water and electricity. We are advised that drainage is to a septic tank.

Central heating is by electric storage heaters on an off-peak tariff.

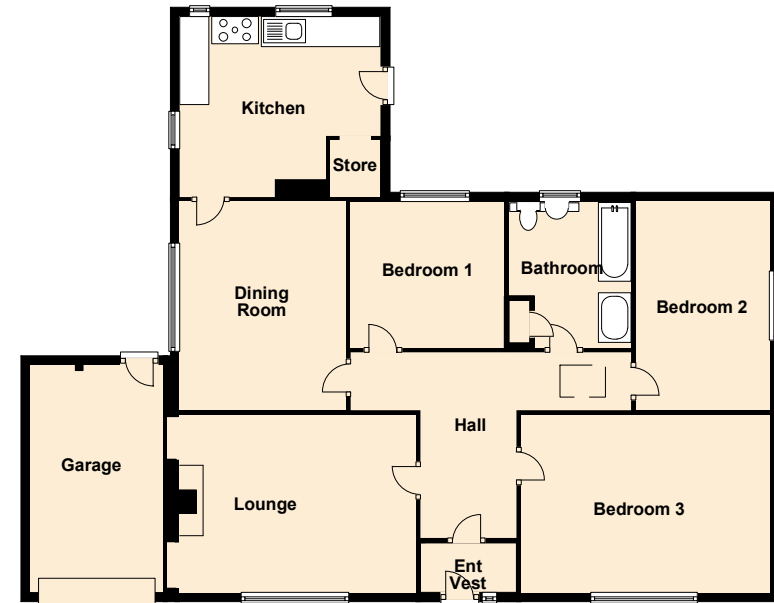
COUNCIL TAX

Banded 'E' for council tax paying £1408.00 plus £222.64 water charges in 2011/12.

FURTHER INFORMATION

Fellfoot is located close to the Sandstone Quay and is a short walk to the hotel and church beyond.

Corrie is a friendly community with a much used village hall. It also benefits from two harbours with launching facilities and boat storage areas at the Sandstone Quay. Corrie also has its own primary school; the secondary school being at Lamlash to which pupils are conveyed daily. Close by is the village of Sannox with its restaurant and golf course. The main shopping centre is at Brodick, approximately 6 miles to the south.



Fellfoot

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