

Arran Estate Agents



Tormaig, Blackwaterfoot

Tormaig, Blackwaterfoot, Isle of Arran

Deceptively spacious detached modern bungalow in a pleasant estate near the heart of Blackwaterfoot close to all local amenities. Accommodation comprises entrance vestibule and spacious hallway, 3 double bedrooms, one with en-suite shower room, family bathroom, large breakfasting kitchen, dining room and lounge. Oil fired central heating, double glazing and well insulated throughout. Pleasant garden with off road parking and decked patios. Very attractive family home.

Directions: From Brodick Pier turn right and proceed through the village taking the B880 String Road to Blackwaterfoot. On reaching the main A847 road turn right down into Blackwaterfoot, travel through the village and up the road towards Torbeg where you take the second road on the right and TORMAIG is the first house on the left hand side.

ACCOMMODATION:

ENTRANCE VESTIBULE:

1.72m x 1.12m [5'8" x 3'8"]

The main entrance to the property is by the sheltered front entrance which leads to the inner vestibule which could also be used as a cloakroom and has inner hardwood door leading to the hallway.

HALLWAY:

Spacious central hallway with deep built double wardrobe and linen cupboard and access to all apartments.

LOUNGE:

5.38m x 4.54m [17'8" x 14'11"]

Well proportioned bright room with triple window to the front and having open fireplace housing a gas nest fire with pine surround. Multi paned glazed doors lead to the dining room at the rear.

DINING ROOM:

2.77m x 3.71m [9'1" x 12'2"]

The separate dining room has a ceramic tiled floor and window to the rear and is open plan with the adjacent kitchen.

KITCHEN:

4.32m x 3.68m [14'2" x 12'1"] overall

Large beautifully fitted kitchen has natural pine base and wall units and green marbled pattern work surface housing the one and a half bowl green sink and the integrated dishwasher and fridge. The wall units are glass fronted with display lighting and soffit lighting over the work surfaces and there is a breakfast bar. Included is the large gas/electric cooker with electric double oven, grill and pot storage area and five gas rings and overhead extract fan and light. The kitchen overlooks the back garden and has a link door to the utility room.

UTILITY ROOM:

2.24m x 3.13m [7'4" x 10'3"]

Spacious utility room housing the washing machine and tumble drier as well as additional fridge and freezer. There is a stainless steel sink set into the work surface and a free standing combination boiler. There is a ceiling mounted pulley and ceiling hatch to the well insulated loft above. Rear entrance door to the back garden.

BATHROOM:

2.67m x 2.53m [8'9" x 8'4"]

Spacious bathroom housing the white corner bath with shower fittings as well as a separate shower cabinet, washbasin and W.C. There is a towel rail radiator and recessed lighting and window to the rear.

BEDROOM 1: 4.48m x 3.07m [14'8" x 10'1"]

Well proportioned double room with window to the rear and having built double wardrobe and additional recessed storage area.

BEDROOM 2: 5.36m x 3.03m [17'7" x 9'11"]

Master bedroom with wide mirror door wardrobe. Window to the front and internal link to the en-suite shower room with shower, W.C. and washbasin as well as a towel rail radiator.

BEDROOM 3: 3.48m x 3.01m [11'5" x 9'11"]

Further double room also with double built wardrobe and window to the front.

GARDEN:

The sloping garden has a paved driveway accommodating two or three cars and there is space for a garage to the rear. There is a rear drying green and to the side of the property are two very attractive sheltered decked patio barbecue areas.

SERVICES:

The property is connected to mains electricity and mains water. Central heating is by the free standing oil fired combination boiler heating radiators throughout and providing endless hot water. Drainage is to a sewage treatment plant located within the estate.

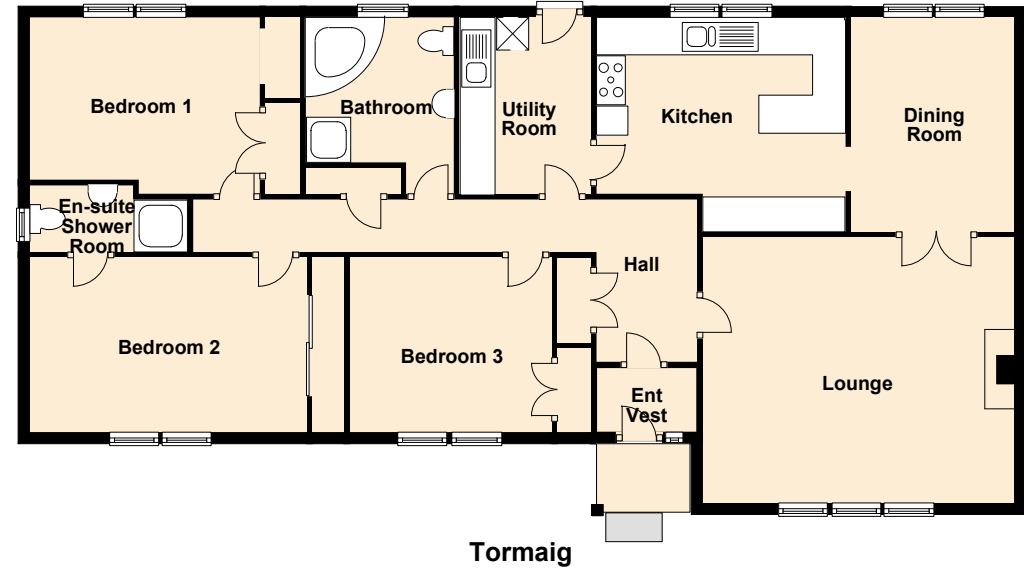
COUNCIL TAX:

The property is banded "E" paying £1408 excluding water and waste water charges.

OTHER INFORMATION:

TORMAIG was the first house built within this attractive modern estate and was completed in 2000. As well as the accommodation noted above there is a spacious basement extending below the property offering the facility of extensive storage.

Tormaig is within a few minutes walk of the excellent local amenities in Blackwaterfoot including three excellent shops, bakery, garage and leisure facilities at the Kinloch Hotel as well as riding at Cairnhouse and the world famous 12 hole golf course with its adjacent golden beach. The local primary school is at Shiskine approximately one mile away and the secondary school is at Lamlash to which pupils are conveyed daily by bus.



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