

Arran Estate Agents



Braeside Cottage, Knockenkelly

Braeside Cottage, Knockenkelly, Whiting Bay, Isle of Arran

Very attractive semi-detached stone built cottage in elevated rural location on the outskirts of Whiting Bay. Accommodation comprises entrance porch and living room, two bedrooms, bathroom, dining kitchen and utility porch. Small garden - mainly under lawn. UPVC double glazing. Excellent views over Whiting Bay to the Firth of Clyde beyond.

Directions: from Brodick pier turn left and proceed through Lamlash to Whiting Bay. On entering Whiting Bay turn right up the road marked Auchencairn and proceed for approximately 1 mile passing the house Elleray, then bear left onto the farm track and proceed downhill and turn right to the parking area adjacent to Braeside Cottage on the left hand side.

ACCOMMODATION

ENTRANCE PORCH: 1.32m x 1.18m [4'4" x 3'10"]

To the front of the property is the small entrance porch which is pine lined internally and has a quarry tiled floor. Inner door to the living room.

LIVING ROOM: 3.32m x 4.89m [10'11" x 16'1"] overall

Spacious L-shaped living room with open fireplace accommodating the free standing multi-fuel stove. There is a window to the front and doorway through to the kitchen.

BEDROOM 1: 2.31m x 2.72m [7'7" x 8'11"]

Small double bedroom with window to the front.

BATHROOM: 2.23m x 2.16m [7'4" x 7'1"]

The bathroom is fitted with a 3 piece suite including a shower with screen over the bath. There is a cupboard housing the hot water tank and offering linen storage and a ceiling hatch gives access to the spacious loft. The bathroom has a tiled floor and partially tiled walls and window to the rear.

REAR HALLWAY: 1.42m x 0.96m [4'8" x 3'2"]

To the rear of the living room is a small hallway leading to the utility porch beyond.

UTILITY PORCH: 1.61m x 1.61m [5'3" x 5'3"]

Handy utility outshot from the main house with translucent roof and doorway to the back garden.

DINING KITCHEN:

4.05m x 2.83m [13'3" x 9'3"]

To the side of the cottage a more recent extension includes dining kitchen with modern base and wall units incorporating a stainless steel sink. There is a large window to the front and stable door leads to the front garden.

BEDROOM 2:

4.33m x 2.81m [14'2" x 9'3"]

To the rear of the kitchen is a good sized double bedroom with window to the rear.

SERVICES:

The property is connected to a shared private water supply, mains electricity and drainage is to a septic tank shared with the large house Braeside.

GARDEN:

Braeside Cottage has a fairly small garden being under lawn to the front with access path along the gable leading to a small enclosed garden at the rear.

From the front garden there is an open aspect across Auchencairn towards Whiting Bay.

COUNCIL TAX:

The property is banded "B" paying £896.00 in 2011/12.

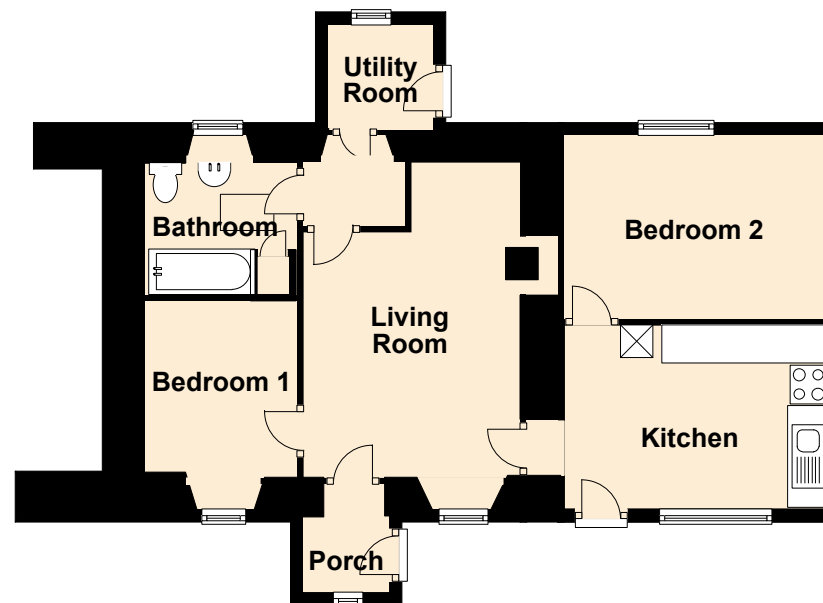
OTHER INFORMATION:

Access to Braeside Cottage is by a narrow, unfinished track shared with two adjacent properties and the farm access to the adjacent fields. From there the single track road leads 1 mile to the A841 on the outskirts of Whiting Bay.

The cottage has a tranquil, rural location and is a short distance from the excellent shops within the village of Whiting Bay.

Whiting Bay has a primary school, the secondary school being at Lamlash some 3 miles to the north.

Other amenities in Whiting Bay include the beautiful sandy beach, bowling green, pub, shops and restaurants and 18 hole golf course.



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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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