

*Arran Estate Agents*



*House 1, The Old School House, Kildonan*

# House 1, The Old School, Kildonan

Formerly part of The Old School at Kildonan, this tastefully converted property is now a semi-detached villa comprising front entrance to dining area and kitchen beyond, open plan sitting area, double bedroom with ramped external access and shower room suitable for wheelchair use plus a separate shower room. On the upper floor are a further 3 bedrooms and family bathroom. The property has a wonderful location within the village of Kildonan, enjoying an open aspect the Firth of Clyde towards Pladda and Ailsa Craig beyond.

**Directions:** From Brodick pier turn left and proceed in a southerly direction through Lamlash, Whiting Bay to Dippin. Turn left down to Kildonan, proceed passing the Kildonan Hotel on your left hand side for a further quarter mile where The Old School House is a group of 3 houses located on the right hand side, No1 being on the left.

## ACCOMMODATION:

**KITCHEN / DINING AREA:** 3.90m x 5.40m (12'10" x 17'9") overall

From the patio at the front a double glazed external door leads directly into the dining area with open plan link to the kitchen beyond. The kitchen is fitted with modern base and wall units and a stainless steel sink and there is a ceramic hob, two built in wall ovens and microwave.

**LIVING AREA:** 5.95m x 5.40m (19'6" x 17'9") overall

In the heart of the property is the open plan living area with rear external entrance and windows to the front. There is an open fire separating the living area from the dining area and a staircase to the upper accommodation.

**BEDROOM 1:** 3.40m x 4.10m (11'2" x 13'5")  
**plus L - shaped ensuite shower room:** 2.90m x 2.15m (9'6" x 7'1") overall

From the living area a small hallway leads to bedroom one, which is a double room with door to the front leading to the decked terrace and having a ramped entrance suitable for wheelchair access. To the rear is an en-suite shower room - again fitted for wheelchair use with shower, WC and washbasin.



View from the decked area

**SHOWER ROOM:** 2.15m x 2.40m (7'1" x 7'10") overall

Off the small hallway is a separate shower room with WC, washbasin and corner shower.  
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*From the living area, the staircase leads to a half landing and then to the top hall.*

**BEDROOM 2:** 4.20m x 3.80m (13'9" x 12'6")

Good sized double room presently accommodating 3 single beds and having roof windows to the front. Spacious wardrobes fitted to the rear.

**BATHROOM:** 2.50m x 1.30m (8'2" x 4'3") overall

Also with a roof window to the front, the bathroom is fitted with bath, WC and washbasin.

**BEDROOM 3:** 3.00m x 2.60m (9'10" x 8'6")

Small double room with built wardrobe and roof window to the front.

**BEDROOM 4:** 3.47m x 3.78m (11'5" x 12'5") overall

At the end of the top hall is a further double or twin bedded room with two roof windows to the front and fitted wardrobe.

#### GARDEN:

The property has a sloping front garden leading down to the parking and turning areas. There is a paved terrace and adjacent decked area - all of which enjoy views across the Firth to the island beyond.

A separate shared driveway to the side of the house leads to the large, fully serviced timber workshop laundry/garage to the rear where a grassy embankment bounds the property.

#### SERVICES:

The property is connected to mains electricity and water. Drainage is to a septic tank shared with House 2. Central heating is by storage heaters and convectors on the "off-peak" tariff. There are water and electricity supplies to the laundry / workshop.

#### COUNCIL TAX:

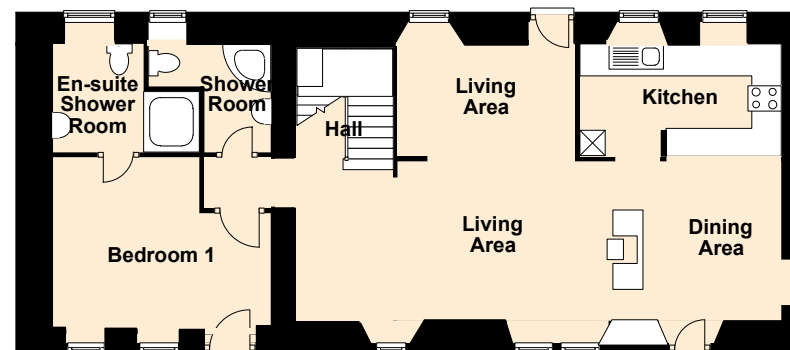
The property is presently rated as a letting business and with present concessions pays no commercial rates. If being purchased for normal residential use the property will be reassessed by the rates department for Council Tax.

#### OTHER INFORMATION:

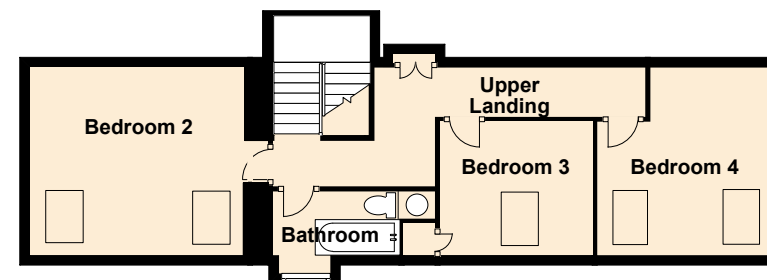
**House No1** is presently used as a letting property and can be sold fully furnished and equipped to facilitate ongoing letting if required. It was originally part of the old Kildonan School which was all converted to residential letting accommodation by the present owner. There is a residential caravan located to the rear which although not forming part of the subjects of sale could be included if so required as caretaker's accommodation.

The property is centrally located within this small, friendly village with amenities including the Kildonan Hotel with village shop/post office and the much utilised village hall. Kildonan is the most southerly village on Arran with beautiful beaches and forest walks nearby.

*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](http://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.*



House 1 Ground Floor



First Floor

### FLOOR PLAN ♦ NOT TO SCALE FOR ♦GUIDANCE ONLY



#### 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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