

*Arran Estate Agents*



*House 3, The Old School House, Kildonan*

# House 3, The Old School House, Kildonan, Isle of Arran

Traditional detached villa located within the attractive village of Kildonan on the south end of Arran enjoying an open aspect across the foreshore towards Pladda and Ailsa Craig beyond. Accommodation comprises front entrance porch and inner door to open plan dining/kitchen area, lounge and one ground floor bedroom with en-suite shower room. On the upper floor there a further two double bedrooms with dormer windows to the front and a bathroom with roof window. The property has been refurbished and has electric central heating and double glazing, as well as the open fire in the lounge and the multi-fuel stove in the kitchen/dining area. Spacious garden mainly to the front, separate parking. A very attractive property enjoying a spectacular outlook across the Firth of Clyde.

**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 until a further quarter mile where The Old School House is a group of 3 houses located on the right hand side.

## ACCOMMODATION:

*External entrance door leads to the porch/cloakroom area with window to the front and glazed inner door to the main house.*

## KITCHEN/DINING ROOM: 5.50m x 4.30m (18'1" x 14'1") overall

Bright spacious dining and kitchen area with an open fireplace accommodating the multi-fuel stove. There is a substantial built cupboard and modern base and wall units with inset sink and space for appliances. Windows to the side and front.

## LOUNGE: 4.30m x 4.30m (14'1" x 14'1")

The well proportioned lounge has windows front and rear and an open fire with raised hearth and pine mantle. Doorway leads to bedroom beyond.

## BEDROOM 1: 2.50m x 2.70m (8'2" x 8'10") +2.50m x 1.50m (8'2" x 4'11") ensuite

Small double bedroom with windows to the front and side and having en-suite shower room to the rear with WC, washbasin and separate shower.



View from bedroom

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*Staircase leads from the dining area to the half landing and top hall.*

## BEDROOM 2: 3.70m x 4.85m (12'2" x 15'11") overall

Good sized double room with dormer window to the front and two deep wardrobes built to the rear.

## BATHROOM: 2.30m x 1.80m (7'7" x 5'11")

The bathroom has a roof window to the front. It is fitted with a 3 piece suite comprising WC, washbasin and bath with shower over.

## BEDROOM 3: 4.10m x 4.80m (13'5" x 15'9") overall

Further double bedroom with two windows to the front and deep walk-in wardrobes to the rear.

### SERVICES:

The property is connected to mains electricity, water and drainage is to a septic tank located to the front. Central heating is by electric storage heaters and convectors on the "off-peak" tariff. There are water and electricity supplies to the garage.

### GARDENS:

The Old School House has a long, slightly sloping front garden mainly under lawn with gravel parking and turning areas. To the side is a fully serviced timber garage. The property has a fairly steep grassy embankment to the rear.

There are spectacular views across the Firth of Clyde to Pladda and Ailsa Craig beyond.

### COUNCIL TAX:

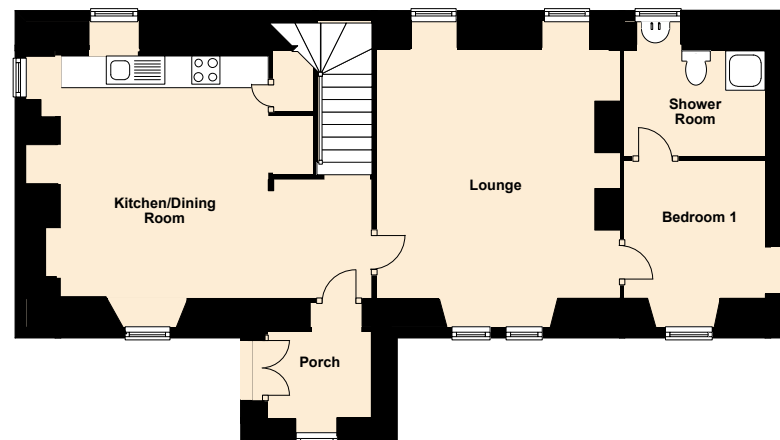
The property is presently rated as a letting business and with present concessions pays no commercial rates, if being purchased for normal residential use the property will be reassessed by the rates department for Council Tax.

### OTHER INFORMATION:

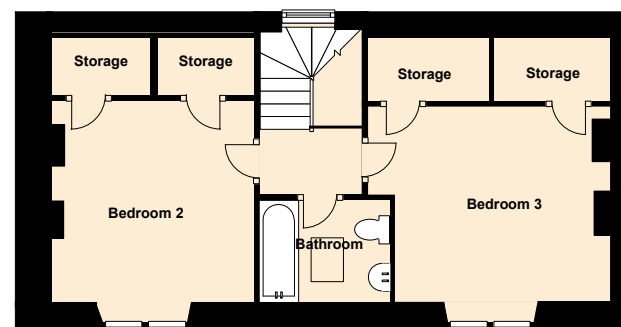
The Old School House, as the name suggests, was the Schoolmaster's house adjacent to Kildonan School which was all converted to residential letting accommodation by the present owner. There is a residential caravan located to the rear which although not forming part of the subjects of sale could be included if so required as caretaker's accommodation.

Kildonan is the most southerly village on Arran being approximately 13 miles from Brodick Pier. There is a large hotel with small village shop and post office at the hotel.

*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.*



Kildonan Old Schoolhouse No.3 Ground Floor



Kildonan Old Schoolhouse No.3 Upper Floor

### FLOOR PLANS 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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