

*Arran Estate Agents*



*The Garden Flat, Blackrock, Corrie*

# The Garden Flat, Blackrock, Corrie, Isle of Arran

Beautifully presented upper floor flat conversion within this old established property enjoying uninterrupted views across the Firth of Clyde and down towards the harbour. The ground floor entrance leads to the spacious porch and then to the small hall and staircase to the extensive upper hall with lounge, 4 bedrooms, en-suite bathroom, family bath/shower room, toilet and large kitchen/dining room. Very attractive garden to the rear with gate leading on to the hills. Access to parking across the road. Central heating and PVC double glazed windows and fully furnished for letting which can be included if required.

**DIRECTIONS:** From Brodick Pier turn right and proceed through the village taking the shore road north. Travel through the village of Corrie and on passing the small port, Blackrock is located on the left hand side, immediately past Corrie Primary School.

## ACCOMMODATION

**ENTRANCE PORCH:** 2.37m x 2.75m [7'9" x 9'0"]

The entrance porch has a Terrazzo tiled floor and pine panelled walls with windows to the side and inner door to the vestibule hallway.

## HALLWAY:

The small ground floor hallway gives access to the staircase to the galleried top hall with window to the side.

**LOUNGE:** 3.71m x 5.15m [12'2" x 16'11"]

Very attractive room with large double window to the front and gable window enjoying views across the village to the harbour. The ceiling is pine panelled as is the gable wall which accommodates the focal point fire.

**BEDROOM 1:** 3.85m x 2.85m [12'8" x 9'4"]

Bright double room with windows to the front.

**EN-SUITE BATHROOM:** 1.31m x 2.56m [4'4" x 8'5"]

En-suite bathroom with 3 piece suite with shower taps on the bath. Partially tiled walls with shaver light and mirror and electric towel rail.

**BEDROOM 2:** 3.76m x 3.53m [12'4" x 11'7"]

Good sized double room, presently accommodating double and single beds. There is a window to the side and vanity unit with basin.

**BEDROOM 3:** 3.78m x 3.33m [12'5" x 10'11"]

Similar room, also with window to the side and having vanity unit located below the window.

**BEDROOM 4:** 1.90m x 2.97m [6'3" x 9'9"]

Small bedroom currently used as a store room. Window to the side.

**BATH/SHOWER ROOM:** 3.75m x 2.22m [12'4" x 7'3"] overall  
L-shaped bathroom with spacious bath, separate shower and cubicle, WC and wash basin. There is a pine dado, wall lining and a built cupboard.

**TOILET:** 1.96m x 1.19m [6'5" x 3'11"]  
Located to the rear of the property, the toilet has a WC and wash basin and pine panelled walls with built cupboards. Window to the rear.

**DINING KITCHEN:** 2.98m x 7.34m [9'9" x 24'1"] overall  
Beautifully fitted kitchen with ivory coloured base and wall units, granite top and peninsular unit with pine built units below. The kitchen is open plan to the dining area and there are two dormer windows plus an additional window to the garden at the rear.

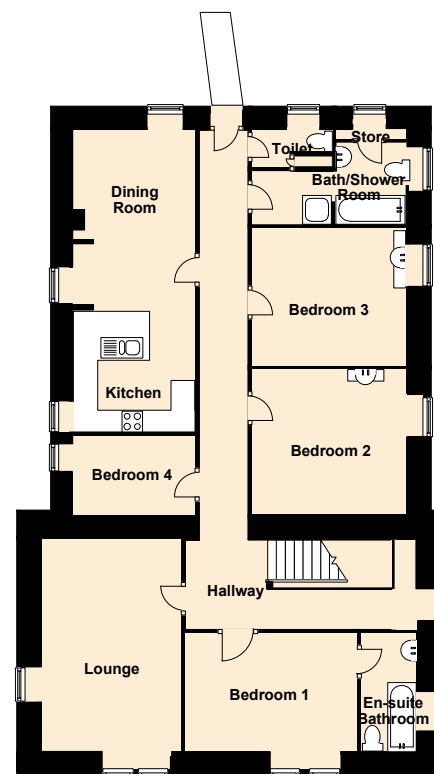
**GARDEN:**  
The garden is to the rear with access to the side and by the high level back door and bridge. It is enclosed by deer fencing and there is a small burn and an elevated section which enjoys spectacular views across the Firth and Clyde with gateway to the hills beyond.

**SERVICES:**  
The property is connected to mains electricity and mains water. Drainage is to a private septic tank located across the road and is shared with the other properties within Blackrock. Central heating is by radiators fired by the electric boiler located in the rear toilet.

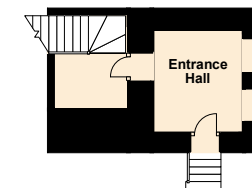
**COUNCIL TAX/RATES:**  
The property is commercially rated with a rateable value of £1650 although with current concessions, no rates are presently payable to North Ayrshire Council. In the event of the property reverting to residential use the flat will be re-assessed for Council Tax.

**OTHER INFORMATION:**  
Blackrock was originally a traditional guest house which was sub-divided a few years ago creating 3 independent properties. The Garden Flat is the upper floor accommodation and has a floor front entrance to the roadside and a high level exit to the rear with a bridge leading over to the private back garden. The garden has a profusion of shrubs and trees and despite being located to the rear enjoys beautiful views across the Firth of Clyde.

Corrie is a very popular village with a local hotel and pub and other amenities at Sannox include the sandy beach and golf course. There are two harbours in Corrie which is located approximately 6 miles from Brodick and the village has its own Primary School, the Secondary School being at Lamlash to which pupils are conveyed daily by bus.



Garden Flat, Corrie Upper Floor



Garden Flat, Corrie Ground Floor

**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](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.*

**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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