

*Arran Estate Agents*



*4 The Keys, Kildonan*

# No 4 The Keys, Kildonan, Isle of Arran

Beautifully presented detached villa within the Keys Estate in the heart of Kildonan containing spacious entrance hallway, very large lounge/dining room, dining kitchen, utility/boiler room, one ground floor bedroom and toilet/cloaks. The upper floor accommodation comprises a galleried hallway overlooking the lounge, 3 bedrooms, en-suite shower room, bathroom and store. Fully double glazed with modern electric boiler heating the radiators plus wood burning stove to lounge; low maintenance gardens with off-road parking. Beautiful family home finished to a very high standard enjoying an open aspect towards Pladda and Ailsa Craig.

**Directions:** From Brodick Pier turn left and proceed south travelling through Lamlash, Whiting Bay and Dippen. After Dippen turn left down the coast road to Kildonan and drive to the centre of the village - passing the Kildonan Hotel on the left. The Keys is approximately 500 metres further along on the right. No 4 is to the rear on the left hand side of the estate.

## *ACCOMMODATION:*

The main entrance to the property is to the side leading into the spacious reception hallway with oak flooring and cloakroom/toilet to the rear, with pedestal wash hand basin and WC, mirrors, accessories and ceramic tiled floor. Large walk in understair cupboard and stairway to the upper floor.

**LOUNGE:** 7.98m x 5.03m [26'2" x 16'6"] overall

Expansive bright lounge also finished with oak flooring and having high cathedral style ceiling with full height windows and fireplace with wood burning stove all to the front. Double doors lead through to the dining kitchen and to the rear, the galleried top hall is at high level.

**DINING KITCHEN:** 3.86m x 6.00m [12'8" x 19'8"]

The beautifully equipped kitchen is fitted with light coloured base and wall units with 1½ bowl stainless steel sink with integrated dishwasher. There is a ceramic hob and oven with an extractor hood over. The floor is finished with charcoal coloured marbled effect ceramic tiling with brick effect tiling to the wall. There are two windows to the side as well as large windows to the dining area at the front. Doorway through to the utility.

**UTILITY ROOM:** 3.86m x 1.82m [12'8" x 6'0"] overall

Located to the rear the utility room is fitted with a stainless steel sink and accommodates the washing machine and tumble drier. There is a side entrance door and two windows to the rear and a large cupboard which contains the electrical switch gear and boiler.



**BEDROOM 1:** 3.97m x 2.31m [13'0" x 7'7"]

Double or twin bedded room with window to the rear.

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*To the rear of the hall the staircase with two quarter landings leads to the bright top hall with Velux window over. The gallery over looks the lounge with the benefit of the high level windows to the front.*

**LINEN CUPBOARD:** 1.10m x 1.61m [3'7" x 5'3"]

Walk in cupboard suitable for linen storage or appliances.

**BATHROOM:** 1.66m x 2.74m [5'5" x 9'0"]

Beautifully fitted bathroom with three piece suite including shower over the bath, pedestal wash hand basin and WC, fitted mirrors, shelving and matching accessories. Beige and brown ceramic tiled floor and walls.

**BEDROOM 2:** 5.01m x 3.34m [16'5" x 10'11"]

Double room located to the rear with Velux window.

**BEDROOM 3:** 3.94m x 3.28m [12'11" x 10'9"]

A further good sized double room with Velux window to the front.

**BEDROOM 4:** 3.92m x 3.23m [12'10" x 10'7"]

Master bedroom with large dormer windows to the front and doorway through to the en-suite shower room.

**EN-SUITE SHOWER ROOM:** 2.21m x 2.73m [7'3" x 8'11"]

Well appointed shower room with large shower with glazed screen and door, pedestal wash hand basin and WC. Ceramic tiled floor and walls as well as chrome mirror and accessories. Velux window to the rear.

#### GARDEN:

No 4 The Keys has a small front garden under grass and to the rear a path leads round to the external door at the utility room. The rear garden has a backdrop of mature trees and shrubs and there is adequate parking for 2 cars with other communal parking in the estate.

#### SERVICES:

The property is connected to mains electricity and mains water. Central heating is by radiators with electric boiler. Drainage is to a communal septic tank located within the estate.

The estate road is finished with pavior blocks and this particular property enjoys beautiful views across the Firth of Clyde to Pladda, Ailsa Craig and beyond.

#### COUNCIL TAX:

The property is banded "F" paying £1664.00 in 2010/11 plus £226.89 water charges. In addition, there is a £50 monthly charge payable to the Owner's Association which covers the maintenance, repairs and electricity bills for the communal septic tank and its related sinking fund for any future replacement parts.

#### OTHER INFORMATION:

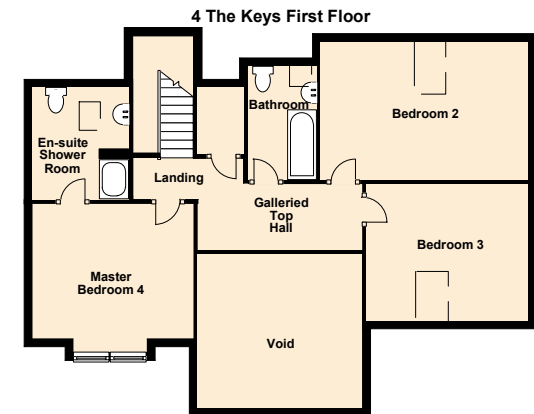
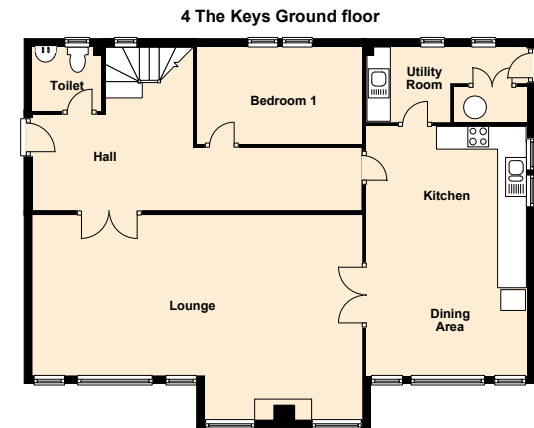
The Keys development is located in the heart of this friendly village community with its much utilised village hall, hotel/restaurant and excellent village shop.

The nearest primary school is at Kilmory some 4 miles to the west, although there is also a primary school at Whiting Bay. The secondary school is at Lamlash to which pupils are conveyed daily by bus.

Kildonan is famous for its beautiful beaches and sunny southerly aspect with spectacular views and sunsets.

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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.



**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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