

Arran Estate Agents



Bon Vista, Sliddery

Bon Vista, Sliddery, Isle of Arran.

Substantial detached traditional Scottish villa in the quiet, rural village of Sliddery at the south of Arran. Accommodation comprises entrance vestibule, hallway, 2 public rooms, sun lounge, kitchen, utility room, toilet and bedroom/office and on the upper floor 2 further bedrooms and family bathroom. Neat front and rear gardens, rear yard with ample parking, sheds and workshop. Attractive property with many period features, central heating and stunning views.



Directions: Leaving Brodick pier turn left and follow the A841 coastal road for approximately 19 miles passing through the villages of Lamlash, Whiting Bay, Kilmory and Lagg. Sliddery is approximately 2 miles further on from the picturesque village of Lagg and on entering the village Bon Vista is located on the right immediately past Belleview Farm.

ACCOMMODATION:

ENTRANCE VESTIBULE: 1.93m x 0.82m [6'4" x 2'8"]

Small entrance vestibule with glazed inner door to hallway.

HALLWAY:

Spacious central hallway having stairway with ornate balusters to half landing with double windows to the front and on to the bright top hall.

LOUNGE/DINING ROOM: 3.66m x 4.91m [12'0" x 16'1"]

Large lounge with dado rail, cornicing and central ceiling rose and featuring an open fire with tiled hearth and surround. Double window to the front with view towards the sea.

SITTING ROOM: 3.66m x 4.91m [12'0" x 16'1"]

Good sized sitting room with double window to the front. Open fire (currently sealed off) with tiled hearth and surround. Shelved recess and multi-pane glazed door to hall.

BEDROOM 1/OFFICE: 3.16m x 1.32m [10'4" x 4'4"]

Single bedroom or office with window to the rear.

KITCHEN: 4.49m x 2.68m [14'9" x 8'10"]

Requiring a degree of redecoration the kitchen is fitted with base and wall units, hob and wall oven, fridge freezer and stainless steel single bowl single drainer sink. Window to the rear.

UTILITY/KITCHEN: 1.81m x 3.07m [5'11" x 10'1"]

The utility/kitchen also has fitted base and wall units, 2 freezers and a small gas hob. Windows to the side and front looking into the sun lounge.

TOILET: 1.33m x 1.48m [4'4" x 4'10"]

Handy toilet with window to the rear.

SUN LOUNGE: 1.92m x 2.71m [6'4" x 8'11"]

The side entrance leads to the Sun Lounge with windows to two sides and a glazed door through to the utility room.

BEDROOM 2: 3.61m x 4.92m [11'10" x 16'2"]

Good sized double room with built wardrobes and cupboards and dormer window to the front.

BATHROOM: 2.83m x 2.08m [9'3" x 6'10"]

Bathroom with 3 piece suite comprising wash hand basin, WC and bath with shower over. Partially tiled walls. Roof window to the rear.

BEDROOM3: 3.67m x 4.47m [12'0" x 14'8"]

Further double room with built wardrobes and drawer units. Cupboard housing the hot water tank. Dormer window to the front and gable window.

GARDEN:

The property has a front slightly sloping lawned garden bounded by privet hedge. There is a rear yard suitable for off road parking and two small sheds, a workshop and a further lawned garden beyond.

SERVICES:

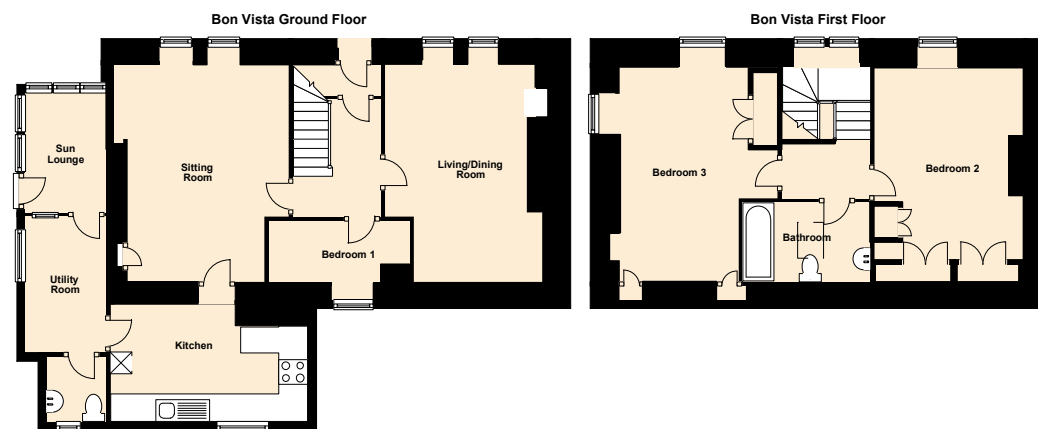
The property is connected to mains water and electricity and drainage is to a private septic tank located in the garden. Central heating is by radiators heated by the oil fired boiler located in the kitchen and is supplemented by the open fires in the sitting room and lounge. There is an electric cooker with a further small gas cooker in the utility room.

COUNCIL TAX:

The property is banded "D" paying £1,152.00 excluding water and waste water charges.

OTHER INFORMATION:

Bon Vista is located in Sliderry, a friendly farming community at the quieter south end of Arran. Local amenities include excellent shops approximately five miles to the north at Blackwaterfoot where leisure activities include an outside bowling green, tennis courts and the famous 12 hole golf course as well as the facilities at the Kinloch Hotel. The local primary school is at Kilmory, the secondary school is at Lamlash and pupils are conveyed to both schools by bus.



FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY

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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

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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A601 Printed by Ravensworth 01670 713330



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