

Arran Estate Agents



Hazelbank, Knockenkelly, Whiting Bay

Hazelbank, Knockenkelly, Whiting Bay, Isle of Arran.

Substantial detached family home in beautiful location with views across the Firth of Clyde towards the Ayrshire Coast. The accommodation includes 2 large public rooms, kitchen with walk-in pantry, large utility room, bathroom and sun lounges and on the upper floor 5 bedrooms and shower room. Extensive gardens mainly to the front with off road parking to the side. Oil fired central heating throughout. Secluded location with easy access to local shops, school etc.



Directions: From Brodick Pier turn left and proceed through Lamlash to Whiting Bay. On entering Whiting Bay turn sharp right at the first corner opposite the playing fields and proceed up the narrow road. Hazelbank is the first property on the right hand side.

ACCOMMODATION:

UTILITY ROOM

2.83m x 2.69m [9'3" x 8'9"]

The main access to the property is to the side via the utility room which is bright and spacious with a quarry tiled floor. Windows to the side and rear and a glazed door to the side garden. Plumbing for an automatic washing machine and adequate space for freezers and other appliances. Doorway to the kitchen.

KITCHEN

2.94m x 3.93m [9'7" x 12'11"]

Good sized kitchen recently refitted with light coloured wall and base units and worktop with single bowl sink. Electric cooker with an extractor hood over and integrated fridge. Window to the rear and doorway through to the pantry.

PANTRY

1.82m x 2.90m [5'11" x 9'6"]

Very handy pantry store room which could also be used as a small office.

DINING ROOM

2.83m X 4.86m [9'3" x 15'11"]

Substantial dining room/living room with hardwood laminate flooring. Focal point fire set in slate hearth and surround. There is a window to the side and opening to the front to the sun lounge/sitting area.

SUN LOUNGE

To the front of the property is a large sun lounge extending almost the full width of the building with access through from the dining room, lounge and central hall. The main part of the sun lounge has a doorway to the front garden and there are windows to three sides.

HALLWAY

Also with timber laminate flooring, hallway gives access to the bathroom at the rear, lounge and sun lounge and there is a winding staircase to the upper floor accommodation.

BATHROOM

2.78m x 1.83m [9'1" x 6'0"]

Recently refitted to an attractive standard the bathroom has a three piece white suite including pedestal washbasin, wc and bath with shower and screen over. The walls are tiled around the bath and shower area and the floor is finished in a chequerboard pattern of black and white tiles. Small window to the rear of the property.

LOUNGE

3.54m x 4.88m [11'7" x 16'0"]

Well proportioned lounge with open fireplace with marbled hearth and surround and timber mantelpiece presently accommodating a liquid propane gas nest fire. From the lounge to the front is the large sun lounge sitting area with door to the front garden.

From the central hallway the winding staircase leads to the top hall.

BEDROOM 1 3.04m x 3.65m [9'11" x 11'11"]

Located above the lounge this large double bedroom has a three sided dormer window to the front.

BEDROOM 2 1.99m x 1.74m [6'6" x 5'8"]

Small nursery bedroom or boxroom with dormer window to the front.

BEDROOM 3 3.82m x 3.64m [12'6" x 11'11"]

Further good sized double room also with three sided dormer window to the front.

SHOWER ROOM 1.56m x 1.47m [5'1" x 4'10"]

Fitted with W.C., wash basin and corner shower the bright shower room has a double window to the rear.

BEDROOM 4 1.83m x 3.96m [6'0" x 12'11"]

Located towards the rear of the property this room is suitable for a single or bunk beds and has a window to the side. There is a built cupboard accommodation and water storage tanks.

BEDROOM 5 2.96m X 3.97m [9'8" x 13'0"]

Double bedroom with window to the side and having built loft storage accommodation.

GARDEN

The garden at Hazelbank extends mainly to the front and sides with a level mature garden which leads on to a fairly steep embankment leading down to the public road. To the side of the property an inshot area provides offroad parking for two cars and mature trees and shrubs afford privacy from adjacent properties. To the rear of the house is a open lean-to storage area with translucent roof.

SERVICES

The property is connected to mains water and mains electricity. Central heating is by the oil fired boiler located in the small boiler house to the rear, with radiators throughout the subjects. Drainage is to a septic tank shared with adjacent properties.

COUNCIL TAX:

The property is banded 'E' paying £1,408 during 2010/11 excluding water charges.

OTHER INFORMATION:

HAZELBANK is a most attractive family home of traditional Scottish design and construction. It has been tastefully designed and refurbished creating a comfortable home suitable for full time residence or holiday use.

One of the most attractive features of the property is the large garden. Despite having other properties nearby the house enjoys privacy and seclusion due to its aspect towards the sea.

OTHER INFORMATION CONT.

It has an elevated location with views across Sandbraes towards the Firth of Clyde and is within a short distance of the local shops, garage and Primary School. It is about 300 metres from the lovely sandy beach and all around Whiting Bay are wonderful shore, hill and forest walks and the village has its own 18 hole Golf Course.

Recent improvements to the property include reslating of the main roof of the subjects and the refitted kitchen and bathroom.



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

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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