

*Arran Estate Agents*



*Miodar Bek, Kildonan*

# *Miodar Bek, Kildonan, Isle of Arran.*

Recently completed spacious cottage villa with elevated central location in the heart of Kildonan enjoying spectacular views across the Firth of Clyde from the Ayrshire coast to the Kilbrannan Sound. Accommodation includes side entrance to utility room, open plan lounge, dining area and kitchen with patio doors to large decking, bathroom, two ground floor bedrooms - one with an en-suite and on the upper floor, spacious hallway, two good sized bedrooms and shower room. Good sized sloping garden with off-road parking. Well insulated home with double glazing and electric central heating, fully furnished and equipped - suitable for ongoing letting in spectacular location.

**Directions:** From Brodick pier turn left and proceed south through Lamlash, Whiting Bay and on through Dippin. Take the turning down to Kildonan and travel to the centre of the village where Miodar Bek is located on the right hand side.

## **ACCOMMODATION:**

From the rear of the property a ramped entrance leads to the outshot utility room accommodating the washing machine and tumble drier. It has a ceramic tiled floor and doorway through to the lounge.

## **LOUNGE/DINING/KITCHEN: 6.93m x 4.80m (22'9" x 15'9")**

Spectacular room with windows to three sides and patio doors to the extensive decking at the front.

The lounge is furnished with fitted carpets and leather suite and has an eight place dining table and chairs.

The beautifully fitted kitchen has fridge, freezer, electric oven and gas hob with extractor hood over. There is a stainless steel sink which is set in a charcoal coloured worktop with birch effect base and wall units and dishwasher below. The kitchen is complete with all crockery, cutlery, pots and pans and there is a pine corner dresser and bookcase.



*To the rear of the lounge is a hallway with large understair cupboard and cupboard accommodating the electrical switchgear.*

## **BATH SHOWER ROOM: 2.81m x 1.70m (9'3" x 5'7")**

Beautifully finished family bathroom including bath with a shower fitment, WC, pedestal wash hand basin and electric towel rail. Window to the side.

## **BEDROOM 1: 2.81m x 4.53m (9'3" x 14'10")**

Pleasant double room to the rear of the property with window to the side and built double size wardrobe.

## **BEDROOM 2: 2.81m x 3.80m (9'3" x 12'6")**

Similar double room also with double wardrobe and window to the side and having en-suite shower room with wide shower with glazed screen, WC and wash hand basin.

From the main hallway the staircase leads to the spacious top hall with roof window to the side.

**BEDROOM 3:** 4.45m x 3.00m (14'7" x 9'10")

Large twin bedded room with roof window to the side and gable window to the rear.

**SHOWER ROOM:** 1.70m x 2.15m (5'7" x 7'1")

The shower room which is accessed from the top hall has a shower, WC and wash hand basin.

**BEDROOM 4:** 4.45m x 4.90m (14'7" x 16'1")

Large double room with roof windows to two sides and having built cupboard and free standing wardrobe and drawer units.

The bedrooms come fully furnished with beds and bedding which includes for a change of bed linen and towels for the bathroom and shower room.

#### GARDEN:

Slightly sloping garden is mainly lawned to the front leading down to the road edge directly across from the foreshore. The house has an elevated aspect and there is off-road parking at the front with additional garden areas at the rear.

#### SERVICES:

The property is connected to mains electricity and water. Drainage is to a shared septic tank.

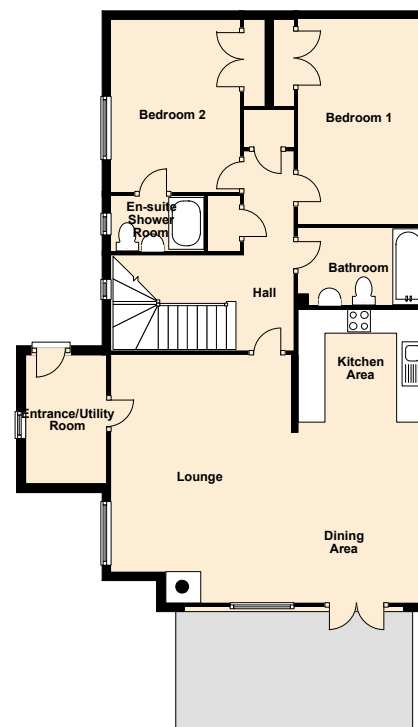
#### COUNCIL TAX:

The property is currently rated for commercial letting with a Rateable Value of £2,400. Should the property be utilised for residential purposes it would be reassessed for Council Tax.

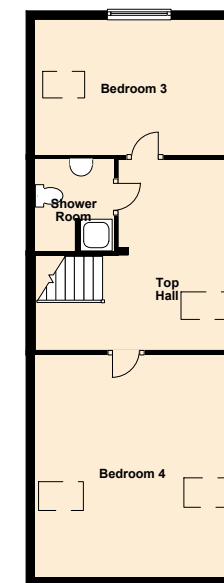
#### OTHER INFORMATION:

**Miodar Bek** is a very successful letting property and has been finished and furnished to a high standard. It presently commands a weekly rent of £750 peak season and bookings for the coming year are available for new owners to capitalise on, if they so wish.

Details of the trading accounts are available to interested parties and the new owners will be able to take advantage of the present Island Property website, if they so wish.



Miodar Bek Ground Floor



Miodar Bek First 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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A601 Printed by Ravensworth 01670 713330



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