

*Arran Estate Agents*



*Park House, Torbeg*

# *Park House, Torbeg, Isle of Arran*

**Attractive traditional stone built semi-detached villa in rural location at Torbeg enjoying an open aspect across the Shiskine valley. Accommodation comprises entrance hallway, lounge with conservatory, bathroom, shower room, large dining kitchen, utility/porch and on the upper floor 3 bedrooms with dormer windows to the front. Well established garden with spacious off-road parking and turning area to the front and open aspect to the surrounding fields all round. Recently up-graded to a good standard with electric boiler and radiators throughout.**

**Directions:** From Brodick pier turn right and proceed through the village taking the B880 String Road towards Blackwaterfoot. After approximately 9 miles enter the village of Shiskine and at the centre of the village turn right across the "Rodden" road to Torbeg. At the junction turn left and proceed for approximately ¼ mile where Park House is located on the right hand side.

## *ACCOMMODATION:*

### **FRONT ENTRANCE:**

Double glazed front entrance leads to the spacious reception hallway with space for hanging coats, staircase and access to ground floor apartments.

**LOUNGE:** 3.38m x 4.76m [11'1" x 15'7"]

Bright traditional lounge with windows to the front and to the gable wall and glazed double doors to the conservatory at the rear. There is a focalpoint fire located on the gable wall.

**CONSERVATORY:** 2.69m x 2.56m [8'10" x 8'5"] overall

Recently constructed conservatory with double doors to the rear garden and views across the fields to the surrounding countryside.

**BATHROOM:** 2.29m x 1.71m [7'6" x 5'7"]

Traditional bathroom with 3 piece white suite comprising bath, W.C and pedestal wash basin. Partially tiled walls, window to the front.

**SHOWER ROOM:** 2.11m x 1.81m [6'11" x 5'11"]

Separate shower room with light coloured ceramic tiled floor and walls and accommodating a W.C, pedestal basin and corner shower unit. Electric heated towel rail, window to the rear.

**DINING KITCHEN:** 3.78m x 4.99m [12'5" x 16'4"]

Very attractive dining kitchen has been recently re-fitted with oak faced base and wall units, charcoal grey worksurface housing twin stainless steel bowl sinks, ceramic hob and electric oven with extractor hood over. The floor is finished slate grey tiles and built cupboards accommodate the boiler and the hot water tank. There are recessed down lighters and window to the front, doorway through to the utility room.

**UTILITY PORCH:** 2.21m x 2.31m [7'3" x 7'7"]

Appended to the rear of the property is the recently constructed utility porch which has slate grey floor tiles, window to the side and rear entrance door to the back garden.

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From the reception hallway the winding staircase leads to the top hall with roof window to the rear garden. There is a recessed cupboard with removable panel access.

**BEDROOM 1:** 4.07m x 4.37m [13'4" x 14'4"]

Good sized double bedroom with roof window to the rear and dormer window to the front.

**BEDROOM 2:** 3.37m x 2.23m [11'1" x 7'4"]

Generously proportioned single bedroom with dormer window to the front.

**BEDROOM 3:** 3.53m x 4.42m [11'7" x 14'6"]

Further double room with gable window, dormer window to the front and roof window to the rear.

#### GARDEN:

To the front, most of the garden has been made over to create a generous parking and turning area and to the rear past the conservatory the lawned area is at a higher level with mature trees and hedges.

#### SERVICES:

The property is connected to mains electricity and water. Drainage is to a septic tank. Central heating is by radiators heated by the modern electric boiler.

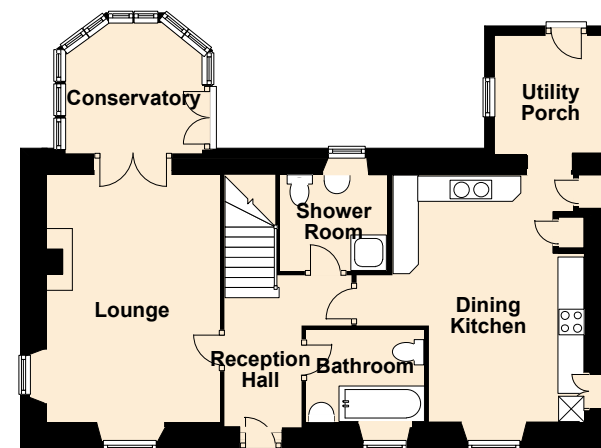
#### COUNCIL TAX:

The property is banded "C" paying £1,024 in 2010/11 excluding water charges.

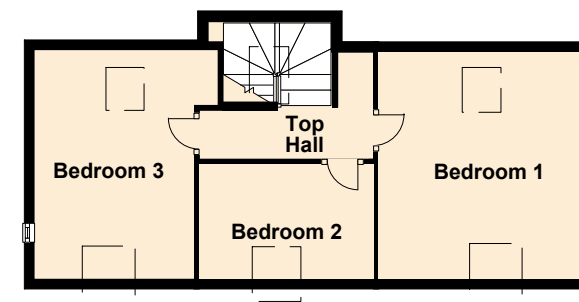
#### OTHER INFORMATION:

**Park House** is a traditional villa built in Scottish style with slated roof and rendered stone walls. Recent improvements include installation of modern double glazed windows and beautifully finished kitchen, together with electric boiler heating the radiators.

The property is located approximately a mile from Blackwaterfoot with its excellent selection of shops and other amenities including the famous twelve hole golf course, all weather tennis courts and bowling greens and beautiful sandy beach.



**Park House Ground Floor**



**Park House 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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