

*Arran Estate Agents*



*Rosebank, Shannochie*

# Rosebank, Shannochie, Isle of Arran.

Very attractive stone built cottage in elevated rural location approximately 1½ miles from Kilmory. Accommodation within the subjects comprises front entrance porch and hallway, 3 bedrooms, living room, kitchen, toilet and bathroom. Attractive gardens front and rear with provision for off road parking. Double glazing and oil fired central heating. Spectacular views and sunsets over the Sound of Kilbrannan.

**DIRECTIONS:** From Brodick Pier turn left and proceed 4 miles to Lamlash. On leaving the village turn right, taking the Ross Road and travel 9 miles to Bennecarrigan where you turn left and proceed through Lagg then Kilmory and on for a further 1½ miles where Rosebank is located on the left hand side.

## ACCOMMODATION:

**FRONT ENTRANCE PORCH:** 1.20m x 0.80m [3'11" x 2'7"]

Brick built front entrance porch with windows to two sides and a glazed inner door to the hallway.

**HALLWAY:** 1.58m x 4.66m [5'2" x 15'3"]

Pleasant central hallway with winding staircase to the upper floor.

**TOILET:** 1.95m x 3.35m [6'5" x 11'0"]

At the rear of the hallway a doorway leads through to the spacious toilet with large built linen cupboard, vanity basin, W.C. and is plumbed for an automatic washing machine. From the toilet a doorway leads to the bathroom.

**BATHROOM:** 3.72m x 2.10m [12'2" x 6'11"]

Spacious bathroom with recently installed double ended white bath with shower attachment taps and attractive corner shower. There is a radiator and window to the rear.

**BEDROOM 1:** 3.76m x 4.68m [12'4" x 15'4"]

Off the main hallway is a large double bedroom with an open fireplace accommodating a free standing solid fuel stove. There is a window to the front and two of the walls are exposed stonework and there is an open beamed ceiling.



View from Rosebank

**LIVING ROOM:** 3.57m x 4.70m [11'9" x 15'5"]

The comfortable living room also has a free standing solid fuel stove and window to the front. There are two shelved recesses and doorway through to the kitchen.

**DINING KITCHEN:** 4.60m x 3.35m [15'1" x 11'0"]

Spacious dining kitchen with an African Slate tiled floor, pine built base units and large double drainer stainless steel sink. The Rayburn cooker provides hot water and central heating and there is also an electric cooker, free standing fridge freezer and dishwasher. Above the sink is a fitted dresser style shelf unit and there is an attractive pine corner unit. Door to the rear garden and window to the rear.

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From the entrance hallway the winding staircase leads to the top hall with two large build cupboards and roof window to the front.

**BEDROOM 2:** 3.09m x 3.53m [10'2" x 11'7"]

Twin bedded room with roof window to the front.

**BEDROOM 3:** 4.38m x 3.53m [14'4" x 11'7"]

Further double or twin bedded room with roof windows front and rear.

#### GARDEN:

Rosebank has a small neat front garden adjacent to which is a parking area allowing two cars to draw off the main road. There is a patio area to the rear and the lawned garden is relatively flat and bounded by open fields beyond.

#### SERVICES:

The property is connected to mains electricity and mains water and drainage is to a modern septic tank shared with the adjacent cottage. Central heating is by radiators heated by the Rayburn cooker in the kitchen.

#### COUNCIL TAX:

The property is banded "D" paying £1,152.00 in the financial year 2010/2011 exclusive of water and waste water charges.

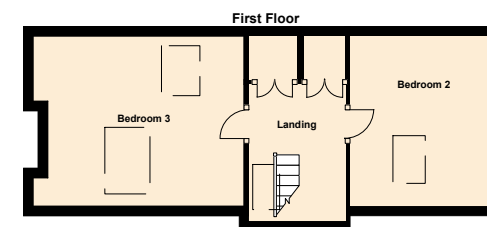
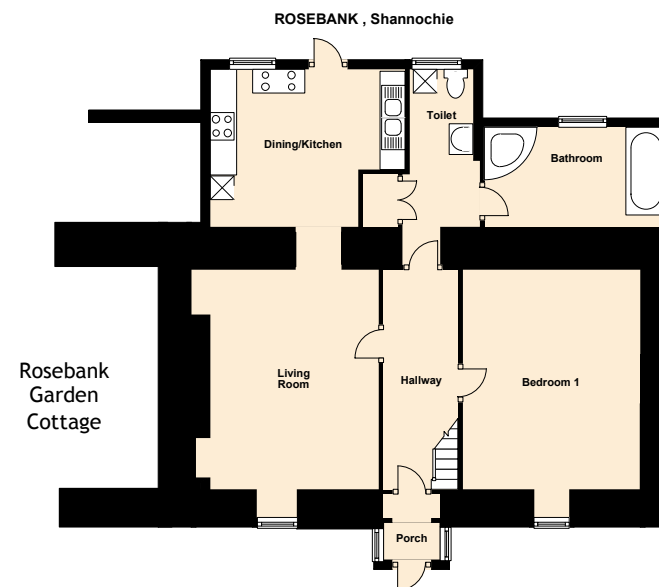
#### OTHER INFORMATION:

Despite being a very old stone cottage **Rosebank** has benefited from upgrading and modernisation by the present owner. It is officially the second highest house on Arran and enjoys beautiful views across the Firth of Clyde towards the Ayrshire Coast, Ailsa Craig and beyond to Kilbrannan Sound and Sanda Island and on a clear day Northern Island.

The Cottage is located about 1½ miles from Kilmory where there is Primary School and a village shop and the famous Lagg Hotel. In the other direction it is 4 miles to Kildonan, and the Secondary School for the island is at Lamlash to which pupils are conveyed daily.

Appended to **Rosebank** is the small **Rosebank Garden Cottage** which does not form part of the sale. The main house which is the subject of sale is a very attractive property with spacious accommodation in a most attractive location.

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) .



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#### 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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