

Arran Estate Agents



The Old Pottery, Kingcross, Whiting Bay

The Old Pottery, Kingscross, Whiting Bay, Isle of Arran.

Very attractive stone built cottage villa in beautiful rural location on the outskirts of Whiting Bay. Accommodation comprises entrance hallway, lounge, sun lounge and office, large dining kitchen, utility room, bathroom and one ground floor bedroom and on the upper floor a further three double bedrooms with toilet and substantial built cupboard accommodation. Pleasantly landscaped flat garden with double garage/workshop and views towards Holy Isle. Pavior block and gravel parking areas and secluded gravel patio. Oil fired central heating and double glazing throughout.

Directions: From Brodick Pier turn left and proceed through Lamlash towards Whiting Bay. On the outskirts of Whiting Bay bear left towards Kings Cross and at the end of the first straight stretch of the road towards Kings Cross take the track to the right which leads to Tigh An Droma where The Old Pottery is located on the right hand side.



Garden with view to Holy Isle

ACCOMMODATION

ENTRANCE HALLWAY:

The double glazed external door leads to the spacious entrance hallway with Karndean flooring and spacious understair cupboard. Glazed screen to the lounge.

LOUNGE: [4.92 x 5.30m] [16'2" x 17'5"]

Well proportioned spacious lounge with window to the front and multi pane doors to the sun lounge and office to the rear. The lounge has an open fire with a free standing solid fuel stove and a natural timber surround and mantelpiece and also benefits from pine pattern Karndean flooring.

SUN LOUNGE: [2.56 x 3.40m] [8'5" x 11'2"]

Bright sun lounge with Karndean floor, windows to the front and side and French doors to the rear garden.

OFFICE: [2.10 x 2.62m] [6'11" x 8'7"]

Located to the rear of the lounge with access by a glazed screen, the office has a window to the back garden and can also be used as an additional bedroom.

KITCHEN: [5.65 x 2.63m] [18'6" x 8'8"]

Beautifully appointed farmhouse style dining kitchen with quarry tiled floor and ceramic tiled work surfaces incorporating one and a half bowl stainless steel sink with dishwasher below. There is an attractive green Rayburn cooker which also provides hot water and central heating and there is pine built bench seating adjacent to the dining recess. The kitchen has two windows to the back garden and doorway through to the utility room.

UTILITY ROOM: [2.43 x 2.63m] [8'0" x 8'8"]

Also with quarry tiled floor the utility room has a double glazed door to the rear and a work surface incorporating stainless steel sink and pine base units. Plumbing for automatic washing machine and ceiling mounted pulley.

BATHROOM: [2.88 x 2.01m] [9'5" x 6'7"]

The bathroom has been totally refitted to a very high standard with matching stone pattern ceramic floor and wall tiles, double end Jacuzzi bath, deep square wash basin and close coupled W.C. The drench shower has glazed screens and there are recessed down lighters to the ceiling, walls and floor.

BEDROOM 1: [2.89 x 3.14m] [9'6" x 10'4"]

Ground floor double bedroom with window to the front.

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From the entrance hallway the staircase leads to the wide top hall where there is a ceiling hatch to the loft over.

BEDROOM 2: [3.38 x 3.91m] [11'1" x 12'10"]

Large double bedroom with gable window and roof window to the rear garden. It has a triple door wardrobe giving full width storage.

TOILET: [2.27m x 1.02m] [7'5" x 3'4"]

The toilet which has also been recently refitted, is contemporary style and has W.C. and glass bowl wash basin, wall mounted spots, brick pattern ceramic tiled walls and roof window to rear. There is a deep built linen pine Karndean flooring.

BEDROOM 3: [3.97 x 5.07m] [13'0" x 16'8"]

Further good size double room also with gable window and roof window to the rear. Access to eaves storage accommodation.

BEDROOM 4: [2.96m x 2.57m] [9'9" x 8'5"]

Further double bedroom with roof window to the front.

GARDEN:

The Old Pottery has off road parking for several vehicles with a pavior block area to the immediate front and large gravel area to the side. The garden has a stone wall bounding the roadside and lawns and sitting areas with a large garage workshop, mature trees and shrubs.

Access to the subjects is by a narrow unsurfaced track also leading to the adjacent property Tigh An Droma.

SERVICES:

The property is connected to mains electricity and mains water. Drainage is to a private septic tank. Central heating is by radiators heated by the oil fired Rayburn cooker.

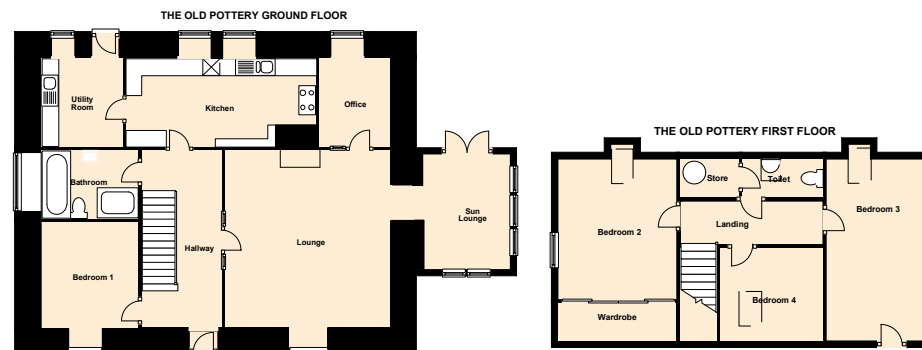
COUNCIL TAX:

The property is banded 'E' paying £1,408.00 during 2010/11 excluding water charges.

OTHER INFORMATION:

The Old Pottery was originally a farm cottage which became a pottery and was subsequently converted and extended to create the present spacious family home. It is generally in excellent condition and is offered for sale with fitted carpets and floor coverings.

Kings Cross is a small community located on the outskirts of Whiting Bay where there is a local Primary School and several excellent village shops, pubs and restaurants as well as the bowling green and 18 hole golf course. The Secondary School is at Lamlash to which pupils are conveyed daily by bus.



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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