

*Arran Estate Agents*



*Whin Cottage, Kildonan*

# Whin Cottage, Kildonan

Stone built detached former farm cottage at High Kildonan. Accommodation comprises entrance porch, hallway, study, lounge, sun lounge, kitchen, downstairs toilet, family bathroom and on the upper floor three double bedrooms and two single bedrooms. Large appended workshop/garage and laundry room. Double glazing and oil fired central heating.

Directions: From Brodick Pier turn left and proceed in a southerly direction through the villages of Lamlash, Whiting Bay and Dippin. On passing through Dippin maintain the main road above Kildonan where after a distance of approximately 14 miles from Brodick, Woodside Farm is on the left and the track to Whin Cottage is immediately after this on your left. Proceed down this rough track for approximately 400 yards and after the track bears right, Whin Cottage is on the right hand side.

## ACCOMMODATION

**ENTRANCE PORCH:** 2.26m x 2.61m (7'5" x 8'7")  
Large entrance porch with ample space for cloaks. Ceramic tile flooring and multi paned door through to hallway.

**HALLWAY:** 1.11m x 2.65m (3'8" x 8'8")  
Hallway giving access to staircase and other downstairs apartments.

**STUDY/OFFICE:** 2.64m x 2.71m (8'8" x 8'11")  
Useful room to the front currently used as a storage area but could easily be utilised as a study/office or as a downstairs bedroom. Window to the front.

**BATHROOM:** 4.23m x 1.63m (13'11" x 5'4")  
Large, modern bathroom with white suite comprising w.c., wash hand basin incorporated within a vanity unit, bath and shower. Warm toned ceramic tiling to the floor and walls, recessed downlighters and two windows to the rear.



View from Whin Cottage

**LOUNGE:** 5.55m x 4.28m (18'3" x 14'1")  
Spacious contemporary room with steps down to the kitchen, window to the front and door through to the sun lounge.

**SUN LOUNGE:** 3.32m x 2.67m (10'11" x 8'9")  
Bright sun lounge with windows to two sides and sea views to Bennan Head and beyond. Access on to patio.

**KITCHEN:** 2.84m x 5.39m (9'4" x 17'8") overall  
Large kitchen with pale base and wall units with integral dishwasher. There is a stainless steel Zanussi electric cooker with ceramic hob an extractor fan over. The granite effect worktop incorporates a single drainer stainless steel sink. Also included in the sale are the freestanding Liebherr fridge and freezer. French doors to the front open out to the patio area. Door to stairway leading to upper floor.

**TOILET:** 1.66m x 1.10m (5'5" x 3'7")  
Useful downstairs toilet with white w.c. and wash hand basin. Laminate flooring.

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*Accessed from the kitchen, the stairway leads to the upper floor.*

**BEDROOM 1:** 3.74m x 3.02m (12'3" x 9'11") overall  
Single bedroom with built in cupboard and dormer window giving stunning sea views.

**BEDROOM 2:** 2.55m x 3.38m (8'4" x 11'1") overall  
Small double room with roof window and access to under eaves cupboard.

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From the downstairs entrance hallway, a second stairway leads to the further three bedrooms

**BEDROOM 3:** 2.65m x 4.50m (8'8" x 14'9")  
Double bedroom with dormer window to the front giving views to Pladda, Ailsa Craig and beyond. Recessed downlighting.

**BEDROOM 4:** 3.05m x 1.86m (10'0" x 6'1")  
Single bedroom with roof window to the front.

**BEDROOM 5:** 3.54m x 4.17m (11'7" x 13'8")  
Spacious master bedroom with large Velux roof windows to the front and the rear.

**WORKSHOP/GARAGE (incorporating Laundry Room):**  
7.60m x 8.50m (24'11" x 27'11")

The rear hallway leads from the kitchen directly into the large workshop/garage. Within this space is a laundry room which houses the washing machine and tumble dryer. The workshop has wide sliding doors to facilitate vehicle entry and there is built shelving and a work bench. The oil fired central heating boiler is located in this area.

**GARDEN:**  
Whin Cottage has a paved patio area to the front and a driveway to the side and rear with parking for several cars.

**SERVICES:**  
The property is connected to mains water and electricity. Drainage is to a septic tank shared with an adjacent property.

**COUNCIL TAX:**  
The property is banded 'D' for council tax, currently paying £1152 in 2010/11 excluding water charges.

**OTHER INFORMATION:**  
Whin Cottage is a former farm cottage which has recently been renovated and updated internally and is now a comfortable, modern family home. The cottage is set in a rural location at High Kildonan on the outskirts of the village of Kildonan, one of the most southerly villages on Arran which has a widespread farming community. Kildonan is very popular with visitors and has beautiful sandy beaches, a hotel with restaurant and bar, an excellent village shop and well utilised village hall. The nearest primary school is at Whiting Bay some four miles to the north with the secondary school at Lamlash to which all 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](http://www.calmac.co.uk)



#### 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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