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JAS CAMPBELL & CO LTD
—ws—
solicitors notaries estate agents



Detached House
Glenside, Kilmory, Isle of Arran, KA27 8PH
Offers Over £270,000



rightmove

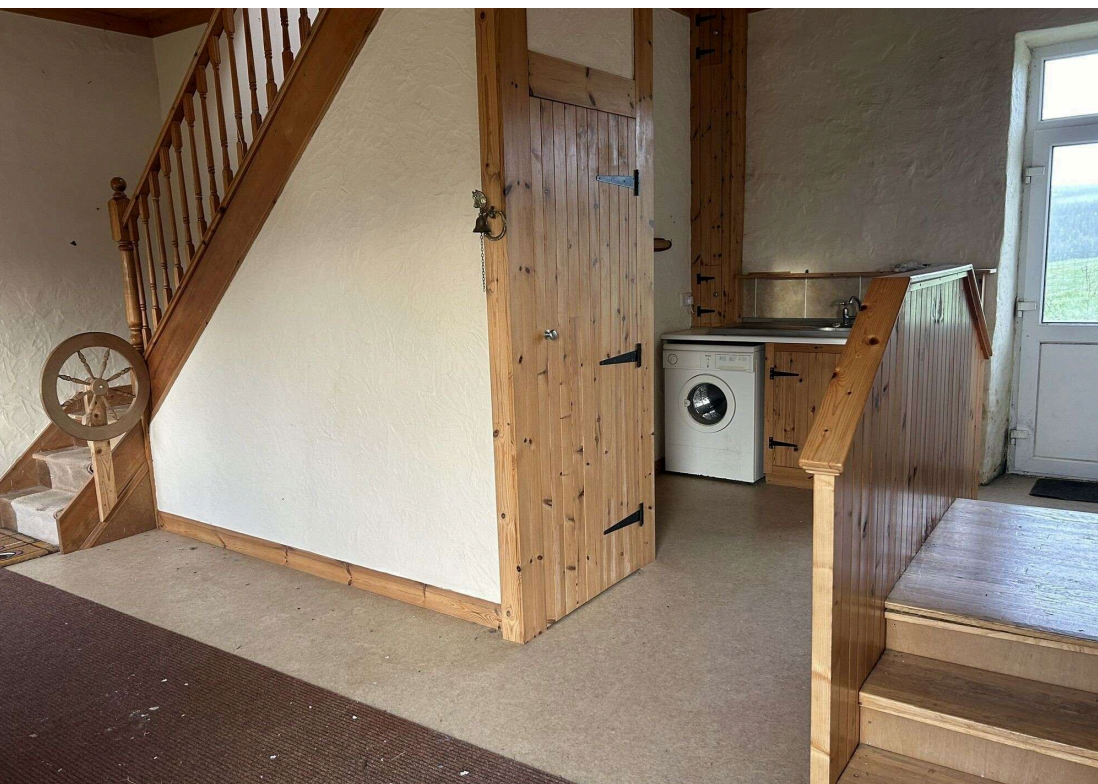
onTheMarket

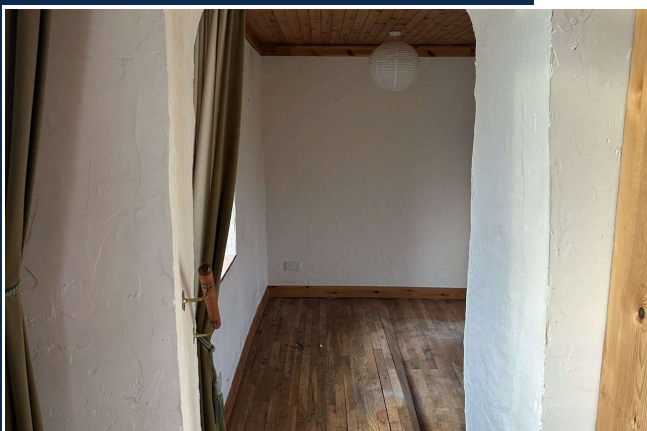
Zoopla

PrimeLocation.com

espc







Jas Campbell & Co Ltd are delighted to present the opportunity to purchase this fantastic detached country home which is situated in the renowned picturesque area of the Southend on the Isle of Arran. Although this property requires some upgrading it is full of character and has lots of retro charm and is just waiting for its new owners to fall in love. The property boasts a studio and gallery area which has great potential for a business opportunity or even to extend it into the current living accommodation to make it a larger home suitable for bigger families.

Kilmory is a very welcoming community driven area with a village hall incorporating a weekly post office service and community honesty shop, The village has its own primary school, the secondary school being at Lamlash to which pupils travel daily by bus.

Ground Floor Accommodation Comprises: Light and airy Porch leading to the main Entrance Hallway which includes the stairway to the upper floor bedrooms - Bathroom comprising of a 3 piece suite - To the right of the hall is the Dining Kitchen with views to the front of the property leading to the Utility Room with lovely countryside views to rear and access to the back garden - To the left of the entrance hall you step into the inviting Lounge and straight through here to the Sitting Room which offers views to the front and back benefiting from having wood burning stoves.

First Floor Accommodation Accommodation Comprises: Spacious Landing with access to Bedroom One, Bedroom Two and a W/C. Both bedrooms boast lovely countryside views extending to the sea.

Studio Gallery Accommodation Comprises: This can be accessed externally with entrances to the front and rear but can also be reached from the main property through the sitting room, comprising of a large entrance area with stairs leading to an upstairs room currently being classed as Bedroom Three but could have a large variety of uses. This upstairs room has amazing rolling countryside and sea views. Back down in the entrance area there is a small but useful utility area and a 3 piece Shower Room together with another large general purpose room with many possibilities.

Due to the vast space and property potential Internal Viewing Highly Recommended.

MEASUREMENTS

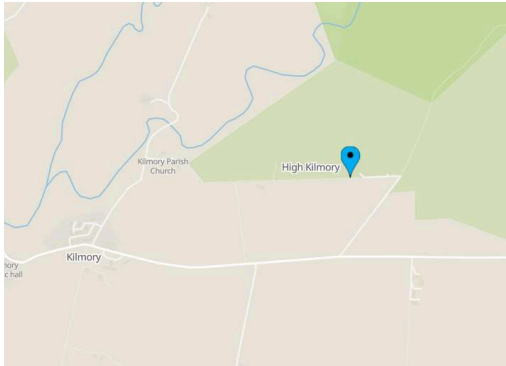
Entrance Vestibule	2.55 m x 1.89 m / 8'4" x 6'2"
Hallway	3.60 m x 1.40 m / 11'10" x 4'7"
Kitchen	3.74 m x 5.20 m / 12'3" x 17'1"
Utility Room	1.70 m x 4.10 m / 5'7" x 13'5"
Bathroom	1.73 m x 2.60 m / 5'8" x 8'6"
Lounge	5.20 m x 3.50 m / 17'1" x 11'6"
Sitting Room	5.30 m x 4.00 m / 17'5" x 13'1"
Top Landing	3.20 m x 2.90 m / 10'6" x 9'6"
Bedroom 1	3.70 m x 3.62 m / 12'2" x 11'11"
Bedroom 2	3.70 m x 3.30 m / 12'2" x 10'10"
WC	1.47 m x 2.05 m / 4'10" x 6'9"
Studio Entrance Area	5.45 m x 5.43 m / 17'11" x 17'10"
Bedroom 3	9.57 m x 3.80 m / 31'5" x 12'6"
Shower Room	0.91 m x 1.76 m / 3'0" x 5'9"
Studio/Gallery Room	8.70 m x 5.90 m / 28'7" x 19'4"

FEATURES

Bright & Spacious Detached House
 Countryside Location
 Some Upgrading Required
 Suitable business opportunity
 Double Glazing
 Oil Central Heating
 Private Driveway
 Private Front & Rear Gardens
 Breathtaking Views

EPC Rating- F

Council Tax Band- B



TRAVEL DIRECTIONS

What 3 Words: situated.bought.booms

Every 3 metre square of the world has been given a unique combination of three words.

Situated in the local area of Kilmory, Just over 30 mins from Brodick Ferry Terminal approx 16 miles via the A841 coastal route through Whiting Bay, or can also be accessed via the ross road over the hill from Lamlash.



Viewing

Tel: 01294 60 2000

Offers

All further negotiations and all offers to be lodged with Messrs Jas Campbell & Co. WS. 76 Princes Street, Ardrossan KA22 8DQ.

Valuation

If you have property to sell we can provide you with a pre-sale advice and opinion on the sale of your property.

Important

These particulars are believed to be correct and have been prepared in good faith, but their accuracy is not guaranteed and they do not form part of any contract.



SOLICITORS
AND INDEPENDENT
FINANCIAL ADVICE

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E486135

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