



10, Torrlinn
Terrace,
Kilmory,
Isle of Arran,
KA27 8PQ



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

2 Bed
Bungalow - Semi
Detached
located in Kilmory



**** PRICE DROPPED TO BELOW HOME REPORT VALUE, DON'T MISS OUT!!! ****

Welcome to 10 Torrlinn Terrace, Kilmory, Isle of Arran - a charming semi-bungalow that could be your next home! This cosy property boasts a spacious reception room, two good size double bedrooms, a shower room, a breakfasting kitchen and plenty of storage cupboards throughout; perfect for a small family or those looking to downsize.

Situated in a serene location, with comfortable living space, this bungalow provides ample room for relaxation and entertainment. The property's layout and low maintenance wrap around garden is ideal for those seeking a cosy and manageable home without compromising on style.

With a touch of refurbishment, this property has the potential to be transformed into a modern and inviting space that reflects your personal style. Whether you're looking to add your own flair to the interiors or create a beautiful garden retreat, the possibilities are endless with this bungalow. It is regarded as 'non traditional construction' by the majority of mortgage lenders and as a consequence, it may prove difficult to secure significant lending on these buildings.

Located in the village of Kilmory, set amidst rolling farmland with beautiful unspoiled shore and forest walks nearby, a friendly community and vibrant village hall. The village and surrounding area enjoy some of Arran's most spectacular scenery. There is a primary school in the village and the high school is situated in Lamlash. The award-winning Isle of Arran Lagg Distillery and the Lagg Hotel are just a short drive away. A few miles to the north, in the village of Blackwaterfoot, there are a selection of shops including butchers, bakers, general store with post office,

hairdressers and newsagents. There is also a garage with petrol station and the Kinloch Hotel with its excellent facilities and other amenities include the famous 12-hole Shiskine golf course.

Entrance Hallway

Sheltered elevated entrance leads to the central hallway with two substantial built cupboards one of which accommodates the hot water tank.

Lounge

15'3" x 11'1"

Good sized lounge with open fire and tiled hearth and surround. Enjoys open views across fields beyond the village through the picture window to the front of the bungalow.

Kitchen

11'7" x 7'5"

The kitchen is fitted with pine fronted base and wall units and has a ceramic hob and oven with stainless steel sink set into the work top. There is plumbing for a washing machine and dishwasher as well as plenty of space for a dining table. The kitchen also enjoys good size built in cupboard and external door to the side garden.

The kitchen does require a degree of modernisation.

Bedroom 1

9'6" x 11'5"

Double bedroom room with built in wardrobe and window looking on to the front gardens.

Bedroom 2

13'7" x 10'2"

Further double bedroom with window to the rear, benefiting from two built cupboards



Garden

The property has a relatively flat garden fenced all round and is bounded with fencing. To the rear there is space for off-road parking.

Services

The property is connected to mains electricity, water and drainage, heating is by storage and panel heaters supplemented by the open fire in the lounge with back boiler.

Floor Plan

Floor plan is not to scale and is to be used for guidance only. Room sizes are approximate

Viewings by appointment

Please note that viewings are strictly by appointment. The vendor or their 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 any contract.



Cal Mac travel details

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 460 361 www.calmac.co.uk



Ground Floor



Total area: approx. 67.2 sq. metres (723.0 sq. feet)

FLOOR PLAN NOT TO SCALE FOR GUIDANCE ONLY
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

DIRECTIONS

From Brodick pier turn left and proceed south through Lamlash, Whiting Bay, Dippin and onward to Kilmory. On entering the village turn first right and No.10 is the second part of the second house on the left hand side.

CONTACT

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