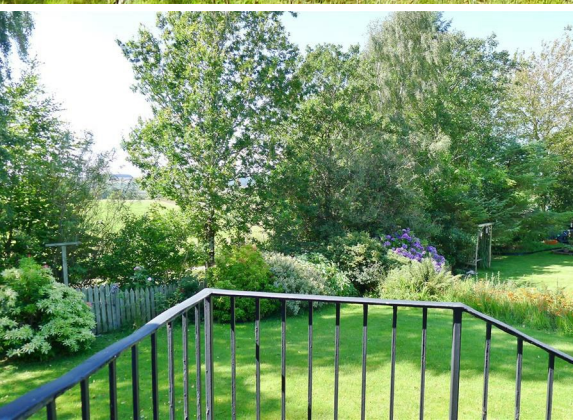




Burnside,
Balmichael,
Shiskine,
Isle of Arran,
KA27 8DT



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

2 Bed
Bungalow - Detached
located in Shiskine



**** UNDER OFFER **** Welcome to this homely detached bungalow located in the tranquil rural setting of Balmichael, near Shiskine and Blackwaterfoot.

This lovely property boasts a tidy interior with an open plan kitchen / dining / lounge, two bedrooms, a shower room and a bathroom - offering a comfortable living space for its lucky new owners.

With a generous 82 square metres of living space, this two-bedroom bungalow provides ample room for relaxation and entertainment. Burnside features a delightful patio area, perfect for enjoying a morning cup of tea or hosting summer barbecues. Additionally, the well-maintained garden offers a peaceful retreat where you can unwind amidst nature.

Whether you're a first-time buyer, a small family, or someone looking to downsize to a more manageable home, this low maintenance bungalow caters to a variety of needs.

Don't miss the opportunity to make this delightful property your new home. Embrace the tranquillity of rural living while enjoying the comfort and convenience of a well-kept bungalow.

Contact us today to arrange a viewing and take the first step towards owning your own wee slice of Arran.

Entrance Vestibule

4'3" x 5'6"

A glazed door opens into a bright vestibule, with plenty of storage space for shoes and jackets.

Hallway

Kitchen

7'4" x 11'1"

With a window over the sink, overlooking the back garden, this well fitted kitchen is open plan to the main lounge and dining area.

Burnside is being sold to include all white goods as seen - fridge freezer, washing machine - as well as the integrated hob and oven.

Lounge/ Dining Room

13'5" x 23'7"

A delightfully spacious room with views to the side and rear garden, there is generous space for both dining and relaxing. Double glazed sliding doors open to the rear patio seating area which is a wonderful sun trap and the perfect spot to enjoy the tranquil setting in a secluded garden.

Shower room

5'5" x 6'10"

With a frosted window to the side, there is a w.c., sink and a separate shower cubicle with electric shower.

Bathroom

5'6" x 7'10"

Adjacent to the shower room, a separate bathroom with sink.

Bedroom 1

11'2" x 11'5"

A good sized double bedroom with bespoke timber built-in wardrobe and window to the front.

Bedroom 2

11'2" x 11'9"

A second double bedroom with bespoke timber built-in wardrobe and window to the front.

Garden

The property has a relatively flat garden, laid mostly to lawn, with patio to the rear, which is adjacent to the burn and enjoys views across fields towards Kintyre.

There is off-road parking at the roadside for several cars as well as a handy timber shed which is tucked to side.

Services

Burnside is connected to mains electricity and water. Drainage is to a communal septic tank. The residents of the estate are collectively responsible for any bills and maintenance. Hot water and heating is by electric with storage and convector heaters throughout.

Council Tax

Burnside is banded 'D' paying £ in 2024/25 including water.



Other information

Burnside is the heart of the vibrant 'Shiskine Valley' - located approximately 8 miles from Brodick, the main ferry terminal and shopping centre on Arran, and 3 miles from Blackwaterfoot where there is an excellent selection of local shops, leisure facilities and, of course, the famous 12-hole links golf course and tennis courts. The Machrie golf course and clubhouse are approximately 5 miles away and Shiskine Primary School is just 2 miles away. Arran has one High School which is in Lamlash and pupils are conveyed daily by bus. The Shiskine Valley enjoys a vibrant, welcoming and bustling community with lots going on all year round. There is a bus stop within a few minutes walk which is on the 322 bus route (Brodick to Blackwaterfoot) which serves the ferries.

Floor Plan

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

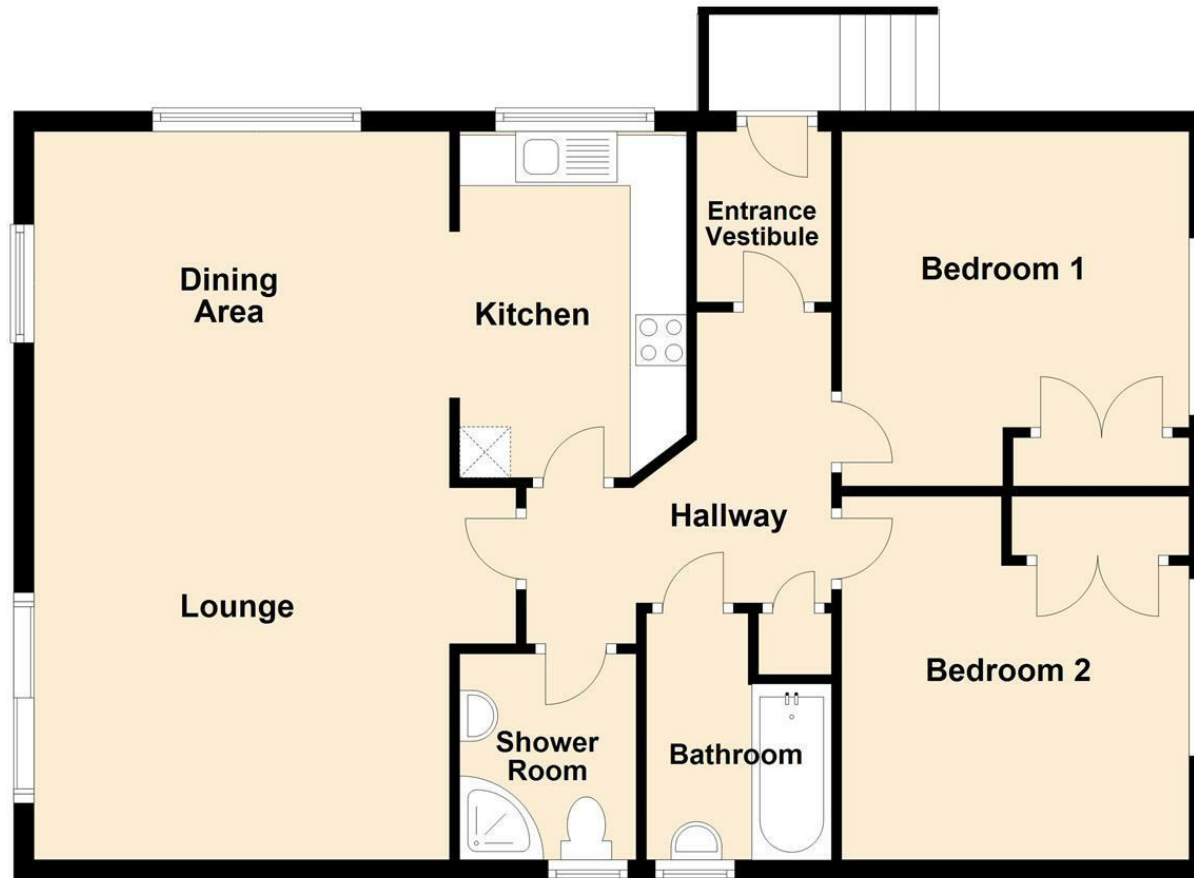
Viewings by appointment

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

Burnside



Total area: approx. 81.6 sq. metres (878.7 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			62
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

DIRECTIONS

From Brodick Pier turn right and proceed through the village then take the B880 String Road towards Blackwaterfoot. After 7 miles, on the outskirts of Shiskine, pass the Balmichael Visitor Centre and half a mile further on the right is the Balmichael Estate. Turn into the estate to the right and then turn left where Burnside is the third property on the left hand side.

CONTACT

Invercloy House Brodick
Isle of Arran
North Ayrshire
KA27 8AJ

E: sales@arranestateagents.co.uk
T: 01770 302310
www.arranestateagents.co.uk

Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990