



Fereneze, Lochranza
Isle of Arran
KA27 8HL



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Property Summary

Located in picturesque Lochranza, conveniently close to the ferry terminal with spectacular views across Newton Shore towards the Kintyre peninsula, this charming three/four-bedroom detached bungalow offers versatile interiors (including a large floored attic) with outstanding opportunities to modernise and increase value (STPP). The ideal family residence or holiday home benefits from an enviable seafront position, enclosed wraparound gardens, a gated driveway, and a brick-built double garage. Owned by the Piermaster's family since it was built in the 1920s, the very competitively priced property is now vacant and available for early entry.

The bungalow sits behind a delightful mature garden and is attractively fronted by a seating veranda promising unspoilt sea views. From here, the front door opens into a vestibule and adjoining hall, flowing through to the main reception area. This cosy and characterful sitting room (or fourth bedroom) is arranged around an imposing original fireplace with a multi-fuel stove, whilst the bay window captures ever-changing coastal vistas.



Features

- Stunning coastal position
- Versatile interiors with exciting potential
- Characterful detached bungalow
- Entrance vestibule and hall
- Two sea-facing reception rooms with fireplaces
- Bright and spacious kitchen with utility room
- Three/four bedrooms
- Bathroom with shower-over-bath
- Large floored attic with potential to convert (STPP)
- Attractive gardens, sunny and private to the rear
- Generous private driveway
- Detached double garage and workshop
- Oil-fired heating





“Two sea-facing reception rooms with fireplaces and a bright, spacious kitchen with utility room”







Returning through the hall, you reach a bright, dual-aspect kitchen equipped with a good amount of workspace and fitted cabinetry integrated with an oven and gas hob, and space for white goods. A neighbouring utility room affords handy access to the rear garden. Also reached from the kitchen is a spacious, bay-fronted dining/family room with a traditional fireplace and electric fire that shares the same scenic outlook as the sitting room. The bedrooms on offer comprise a sea-facing bedroom and two further bedrooms with a secluded rear position. Completing the home is a bright bathroom featuring a shower-over-bath and a large floored attic with two roof lights and Ramsay ladder access, presenting the possibility for additional living accommodation or a luxury principal suite (STPP). The property is heated via oil-fired central heating.

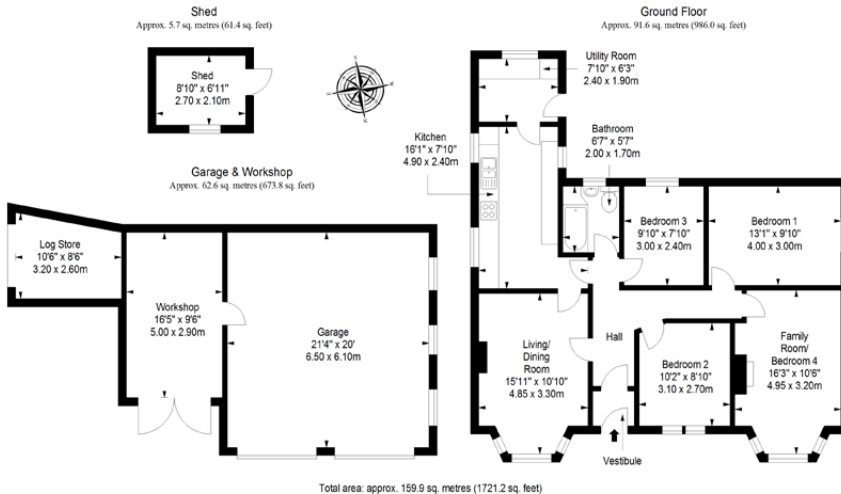
Outside, to the rear, is a wonderfully private south-facing garden housing a shed, greenhouse and log store. A rear gate also opens onto the hillside beyond - the perfect spot for a leisurely walk. Meanwhile, a gated front driveway leads to a detached double garage and adjoining workshop, with power, light, and possibilities for development (STPP).



The Area

Lochranza is thought to be the most scenically attractive of Arran's villages and is sheltered by the surrounding hills. The village focal point is Lochranza Castle, which sits on a shingle spit. On the southern side of the loch, other attractions include the Isle of Arran Distillery, which began production in 1995, the large population of red deer, golden eagles, seals and otters and a 11-hole golf course. There is a ferry terminus that allows quick access to the stunning West of Scotland via Claonaig. Kintyre here we come ! The village has an active local community, post office, surgery and the 'Stags' restaurant, which is renowned for excellent food. The Lochranza Hotel has been purchased by the local community (December 2022) and has just re-opened (May 2023). Primary schooling is available at the nearby village of Pirmill, with secondary schooling in Lamlash. Brodick (Arran's main town) has two larger Co-Op supermarkets and a full range of professional services. Brodick is the port from which regular sailings throughout the day, serviced by Caledonian MacBrayne, lead to the mainland at Ardrossan. Commuters and travellers now benefit from Road Equivalent Tarrif (RET) ferry fares, which are substantially lower than before. Ardrossan has a main line rail station, with trains to Glasgow that connect with the ferry times, and is approximately 30 miles from Glasgow City Centre. Prestwick International Airport is 16 miles to the south of Ardrossan, with Glasgow International Airport 24 miles east of Ardrossan.

Floorplan



Price & Viewings

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www.watermans.co.uk

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EPC Rating - F | Council tax band - D | Home report Value - £295,000

Extras: all kitchen white goods to be included in the sale.

These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.