

Watermans
193 Bath Street
Glasgow, G2 4HU
westcoast@watermans.co.uk

01770 461682
www.watermans.co.uk



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2

Council Tax
Band: E

EPC
Band: G

Total Area:
140 m²



Watermans

Caberfeidh, Shore Road, Sannox,
Isle of Arran, North Ayrshire, KA27 8JD



A rarely available detached bungalow with a self-contained annexe

Offering unrivalled versatility, this 1920's, three-bedroom, detached bungalow is a rarely available family home that also boasts a self-contained, one-bedroom, annexe. The property has just undergone a complete refurbishment, modernising all the interiors to a true move-in condition. It includes a brand-new kitchen and bathroom, new flooring and fresh décor throughout, new lighting throughout, a new double-glazed back door and a new double-glazed kitchen window. The residence also enjoys lovely sea views and a highly desirable position in the coastal village of Sannox, set within a stone's throw from the beach and Corrie Golf Club.



Main House features

- A rarely available detached bungalow
- With a self-contained annexe
- Completely refurbished to move-in standards
- Highly desirable position in Sannox
- Delightful panoramic sea views
- New flooring and fresh décor throughout
- New lighting throughout
- Living room with feature fireplace
- Dining/family room with built-in storage
- Brand-new kitchen with a utility cupboard
- Two double bedrooms
- One versatile single bedroom
- Brand-new three-piece bathroom with new tiling
- Attic with potential to convert (STPP)
- Boiler room (with external access)
- Mature gardens to the front & rear
- Multi-car driveway & detached garage
- Oil-fired central heating & single glazing

Self-Contained Annexe

- Refurbished and modernised
- New flooring and fresh décor throughout
- Private main-door entrance
- Living room & a fitted kitchen
- Bright double bedroom
- Three-piece shower room
- Electric panel heaters & single glazing



 Caberfeidh



Inside Caberfeidh, a vestibule and hall welcome you in. From here, there are two reception rooms to choose from: the living room, which boasts sea views and a unique feature fireplace, and the dining/family room, which has a focal-point fireplace and built-in storage. Next door to the dining area, the brand-new kitchen is well-appointed with cabinet storage and workspace, housing an integrated oven, hob, and extractor, and room for an undercounter fridge. It also has a utility cupboard with plumbing for a washing machine.





Meanwhile, the three bedrooms are located throughout the home. The principal bedroom, a large double, enjoys sea views, whilst the second double bedroom has built-in storage, and the third bedroom is a versatile single. A brand-new three-piece bathroom (with an overhead shower and new tiling and flooring) completes the main accommodation. The property has fibre optic broadband (found throughout) for quick internet speeds when working from home. It also has an oil-fired central heating system that has been serviced, drained and winterised. Furthermore, there is an attic that has genuine potential to be converted into additional living accommodation, including a balcony that would offer impressive sea views (subject to planning permission).

Externally, there are mature gardens to the front and southeast-facing rear, which offer excellent privacy. In addition, there is secure parking for several vehicles via a gated, multi-car driveway and a detached single garage.



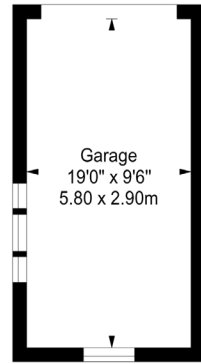


The Self-Contained Annexe

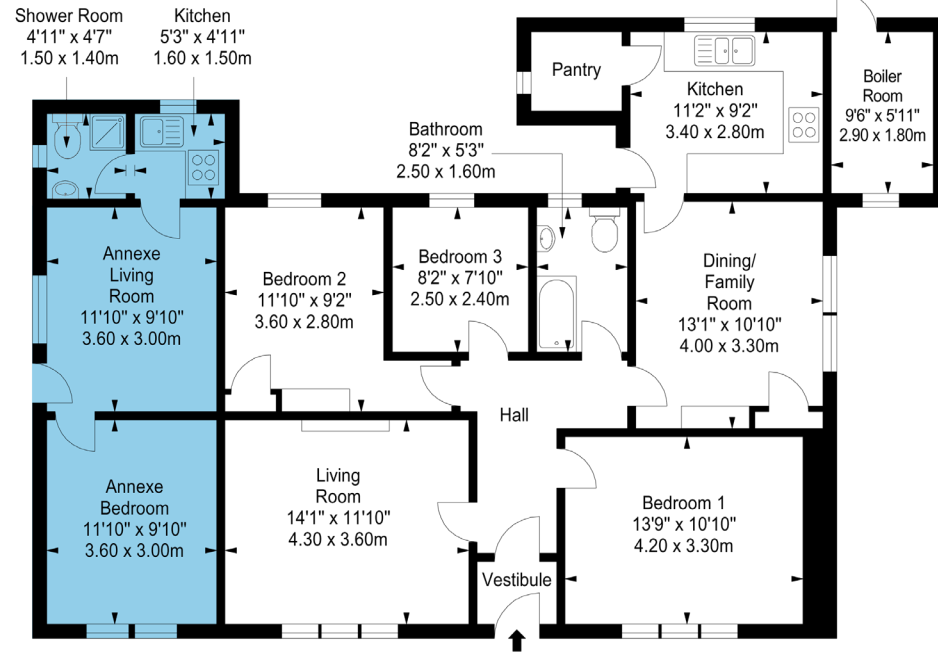
Ideal for the holiday rental market or for independent family members, the one-bedroom, self-contained annexe brings a wealth of possibilities. It has its own private entrance, which opens into a living room, and includes a fitted kitchen, a double bedroom, and a three-piece shower room. If desired, the annexe could be reconnected (with ease) to the main home via a covered door that joins the main living room to the annexed bedroom. The annexe has electric panel heaters, although it is also set to be easily re-fitted with radiators to re-join the central heating system.



Garage
Approx. 16.8 sq. metres (180.8 sq. feet)



Ground Floor
Approx. 123.2 sq. metres (1326.2 sq. feet)



Total area: approx. 140.0 sq. metres (1507.0 sq. feet)

Home Report Value: £390,000

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.

If you are visiting the Isle of Arran to view this property, the Glenisle Hotel in Lamlash has an exclusive offer for Watermans' clients.

Call the hotel on 01770 600559, using the code **WATERMANSGLLEN20** to enjoy a **20% discount** on both accommodation and dining. The code also applies to non-residents for coffee/lunch/dinner - just quote **WATERMANSGLLEN20** when booking your table or requesting the bill.

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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.

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The Area

Caberfeidh is situated in very enjoyable rural surroundings, located in the picturesque coastal village of Sannox, on the eastern side of the popular west coast of Scotland's Isle of Arran. Sannox is one of the prettiest villages on the Island and sits on a curved beach, with beautiful walks around the area including the path up Glen Sannox. The 9-hole Corrie Golf Club is also found in the village, one of the most beautiful courses in Scotland. The local primary school is at Corrie, approximately one mile away. The secondary school is in Lamlash, to which pupils are conveyed daily by bus.



Brodick (Seven miles away) 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.