



11 Torrinn Terrace  
Kilmory, Isle of Arran  
North Ayrshire, KA27 8PQ



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This three/four-bedroom semi-detached villa, with generous gardens and private off-street parking, offers a competitively-priced property in a sought-after location. Situated in picturesque Kilmory, with a peaceful cul-de-sac setting, the property is within walking distance of the beach and open countryside. Its spacious and versatile interiors feature a blank canvas of mainly neutral décor, plus the potential for upgrades and extension, subject to consent. It is an excellent opportunity to create a personalised family home or holiday retreat, and will also appeal to first-time buyers and those seeking a sound rental investment.

Stepping inside, a bright porch, with a cloak cupboard and hardwearing herringbone flooring, leads into a hall that is carpeted for instant comfort within the home. The hall, with a handy WC and store, allows access to the reception room. The carpeted reception room spans the full depth of the property, with a dual-aspect outlook and dedicated zones for relaxation and dining. The current owners have installed a corner log burner in the south-facing sitting area to add cosy warmth in the winter months.



## Features

- Peaceful setting - a brisk walk from the beach
- Appealing development potential
- Extended semi-detached villa
- Vestibule and hall, both with storage
- Convenient ground-floor WC
- Versatile store/study area
- Generous south-facing living/dining room with log burner
- Breakfasting kitchen with garden access
- Three spacious bedrooms with storage
- Bathroom with shower-over-bath
- Front and rear gardens
- Private two-car driveway
- Electric heating and double glazing



“...corner log burner in the south-facing sitting area to add cosy warmth in the winter months.”





Also accessed from the hall is a kitchen opening onto the rear garden. The bright and spacious kitchen features modern wood-toned cabinets and a generous countertop, fitted alongside space for a seated breakfasting area. Freestanding appliances include a washing machine, a tall fridge freezer, and an electric cooker. Completing downstairs and providing scope for additional living space is one of the home's four double bedrooms, all of which are carpeted and equipped with built-in storage.









The remaining bedrooms are upstairs, reached via an airy landing (with storage) that also leads to a bright bathroom with a shower-over-bath. The property is electrically heated and fully double-glazed.

Externally, the villa is complemented by a south-facing front garden and, to the rear, a large lawn sheltered by leafy borders. A side driveway provides convenient private parking for two cars.



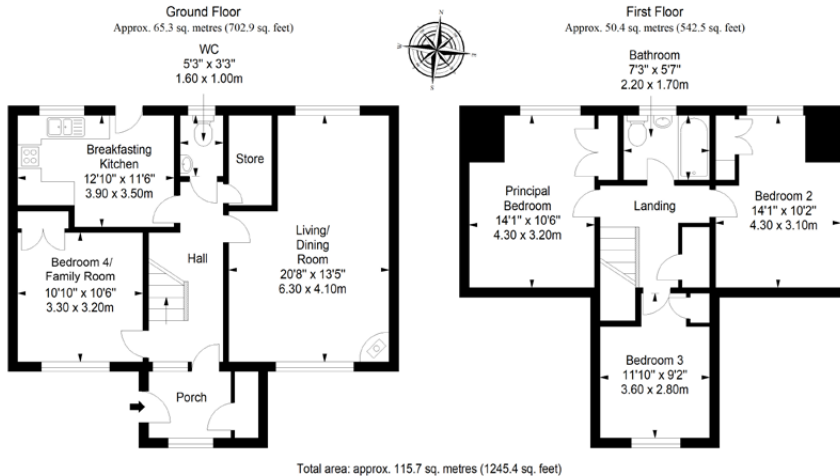


## Kilmory, Isle of Arran

Kilmory is situated at the south end of the island, with open views over the Firth of Clyde to the Ayrshire coast, Ailsa Craig, the Kintyre peninsula, and, on a clear day, Northern Ireland. It contains the charming hamlet of Lagg, nestling in a hollow on the banks of Kilmory Water, with the picturesque 18th-century Lagg Hotel. Kilmory has its own primary school, village hall, church, and a regular bus service (in both directions) that connects the village with the larger villages of Brodick, Lamlash, Whiting Bay, and Blackwaterfoot. Worthy of mention is the walk from the village hall, through the bluebell woods via the 5000-year-old Torrlinn cairn, to Kilmory beach – considered by many to be the finest beach on Arran. This two-mile stretch of unspoilt sand and rock pools is a spectacular spot – with views to the Mull of Kintyre, Ailsa Craig, and the Irish coast beyond. For wildlife enthusiasts, there is plenty to enjoy; sea life, rare wild birds, and animals.

The main ferry port at Brodick has a selection of shops and leisure facilities at the Auchrannie Hotel, with swimming pools, a sports hall, and a spa. There is also an 18-hole golf course, a primary school, banks, and hotels. Brodick Castle, a National Trust for Scotland property, sits 2 miles to the north and overlooks Brodick Bay. 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 Tariff (RET) ferry fares, which are substantially lower than before. Ardrossan has a mainline 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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