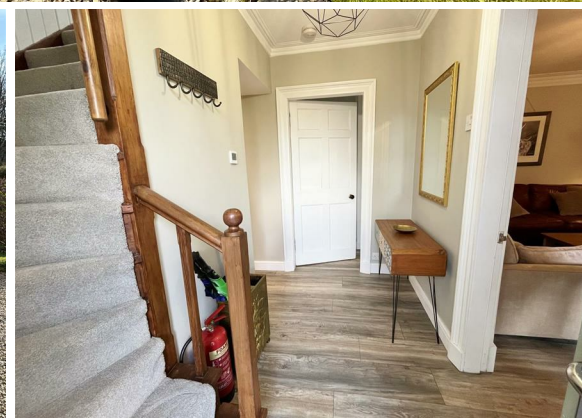




Altbeg,  
Corriegills,  
Isle Of Arran,  
KA27 8BL



**Arran**  
ESTATE AGENTS 

ISLAND OWNED & RUN SINCE 1990

# 3 Bed Cottage - Detached located in Corriegills



Enjoying a slightly elevated location in the peaceful surroundings of Corriegills on the picturesque Isle of Arran, a short distance to all the amenities within Brodick, this charming detached traditional cottage offers a perfect blend of comfort and tranquillity. Altbeg is a beautifully presented cottage villa, that has been lovingly restored into a truly walk in home, which shines through in every room. With three well-proportioned bedrooms and two bathrooms, this delightful home is ideal for families or those seeking a peaceful retreat.

The cottage boasts a lounge, a dining/ living room and a conservatory, providing ample space for relaxation and entertaining. The ground floor facilities and versatile layout ensure convenience and accessibility, making it suitable for a variety of lifestyles. With two bathrooms, morning routines are made easy, accommodating both family and guests with ease.

The property is set in a tranquil location, yet close to village amenities, allowing residents to enjoy the natural beauty of the Isle of Arran. The surrounding area is perfect for leisurely walks and outdoor activities, making it a haven for nature lovers.

This delightful cottage is not just a home; it is a lifestyle choice, offering a peaceful escape from the hustle and bustle of everyday life. Whether you are looking for a permanent residence or a holiday getaway, this property is sure to impress with its character and charm. Do not miss the opportunity to make this enchanting cottage your own.

### Entrance Hall

10'9" x 4'5"

The front door opens into the the main entrance hallway into this beautiful home, with plenty of room to hang coats and accessing all the accommodation within.

### Lounge

14'5" x 17'5"

The stunning spacious lounge with an open fire perfect for a cosy night in for two or to spend time with family relaxing enjoys a picture window over looking the gardens and beyond.

### Bedroom 1

6'11" x 12'1" overall

A handy ground floor bunk room or study with a fitted wardrobe.

### Shower Room

7'8" x 6'5" overall

A cleverly installed contemporary showerroom is a great addition to the ground floor, with a window to the front of the cottage.

### Dining/Living room

10'5" x 17'2" overall

Another spacious room for dining or simply reading a book or watching a favourite tv programme by the woodburning stove or by the window overlooking the gardens.

### Kitchen

8'2" x 12'4" overall

The fully fitted kitchen is to the rear of the cottage and fitted with sleek white gloss cupboards and base units with complementary black matt worktop. To add to this kitchen is a fabulous feature wall encrusted with sea shells collected locally.

### Conservatory/Dining Room

8'2" x 18'6"

A light and airy multipurpose room off the kitchen to the rear, currently ideal for breakfasting or a playroom. The conservatory has a door out to the rear courtyard.

### Upper Hall

9'0" x 12'4"

Extensive upper hall is flooded with natural light from the roof window and offers space for a freestanding storage unit.

### Bedroom 2

11'5" x 12'3"

On the upper floor a good sized double bedroom to the front with a dormer window, eaves storage and a wardrobe.

### Bedroom 3

11'3" x 12'2"

A twin bedroom with a dormer window and built in wardrobe to the front over looking the gardens and beyond.

### Bathroom

4'5" x 6'2"

This bathroom has been bespoke designed creating a space for a bathtub, there is also a full size sink and toilet with roof windows to the front.

### Garden

A pretty front enclosed garden with gravel and lawned areas plenty of space to sit and enjoy the peacefulness of Corriegills. To the rear is a driveway for parking and a stone shed used for storage of garden equipment and there is a timber store for logs.

### Services

Altbeg is connected to mains electricity and water. Heating is by FAR infrared electric heating both public rooms and entrance hallway have underfloor heating, the rest of the rooms including bedrooms have electric panel heaters and the ground floor bathroom has a electric towel rail and fixed fan heater on the wall. This is supplemented by a open fire in the lounge and a woodburning stove in dining/living room.

Drainage is to a SEPA registered septic tank which is shared with neighbouring properties and has the appropriate discharge consents

### Council Tax

Altbeg is currently a holiday letting property, with an STL licence and non domestic business rates already secured for the year ahead. Historically the property has been banded 'D' by North Ayrshire Council for council tax.

### Short term let holiday license

Altbeg comes with a short-term let license, presenting a unique opportunity for those considering rental options. Although not being sold as a business, the property could be offered as a turnkey solution, with all fixtures, fittings, furniture, and equipment available by separate negotiation.

\* The STL License is issued by North Ayrshire Council and if the new buyer wishes to continue operating the cottage as a STL, our seller (Host) will apply for a Variation of the licence, inviting North Ayrshire Council to substitute the new buyer as the Host.

### What3words///

Every 3 metre square of the world has been given a unique combination of three



words.

Used for navigation, here are the words for this property:

What3words///steepest.blows.soaks

#### **A little more information**

Altbeg is a traditional detached stone built villa and is located in the pretty, tranquil elevated hamlet of Corriegills, just on the outskirts of Brodick village.

Brodick, is one of the larger villages, being the main ferry link to Ayrshire and the mainland. Brodick enjoys, excellent leisure facilities including tennis and bowling facilities, the 18-hole golf course and those at the Auchrannie Resort and the Ormidale Park. Other village's amenities include a well used community hall, library, bank, shops, hotels, restaurants and bars, garage and fuel station.

Brodick has a primary school with early years classes and the secondary school with UHI Argyll campus is located in Lamlash to which pupils travel daily by bus.

The Isle of Arran is a place where you can find a little bit of everything you could ever want from a Scottish island; an ever-changing coastline, dramatic mountain peaks, sheltered beaches, verdant forests, great cultural festivals and a wealth of tasty local produce.

#### **Floor Plan**

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

#### **Viewings by appointment**

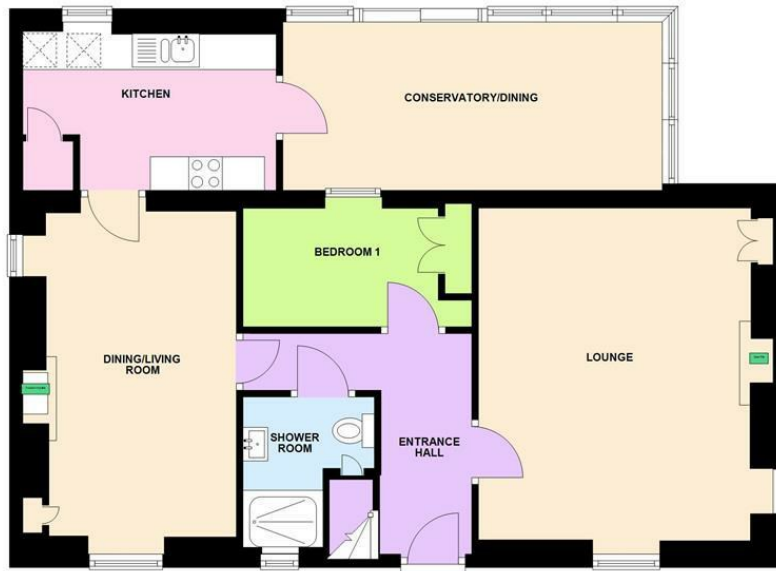
Please note that viewings are strictly by appointment.

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](http://www.calmac.co.uk)



**ALTBEG GROUND FLOOR**



**UPPER FLOOR**

TOTAL AREA: APPROX. 121.8 SQ. METRES (1310.6 SQ. FEET)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			67
(39-54) <b>E</b>			
(21-38) <b>F</b>		26	
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	

**DIRECTIONS**

From Brodick ferry terminal turn left and proceed for ¼ mile and turn left up the road signposted 'Corriegills'. Travel for approximately ¾ mile to Corriegills and Altbeg is on the opposite the road down to Dhunan and the post box.  
 What3words:///steepest.blows.soak

**CONTACT**

Invercloy House Brodick  
 Isle of Arran  
 North Ayrshire  
 KA27 8AJ

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

