

01294 60 2000

www.jascampbell.co.uk

JAS CAMPBELL & CO LTD
—ws—
solicitors notaries estate agents



Detached House
The Bothy, Ivybank, Kilmory, Isle of Arran, KA27 8PH
Offers Over £275,000



rightmove

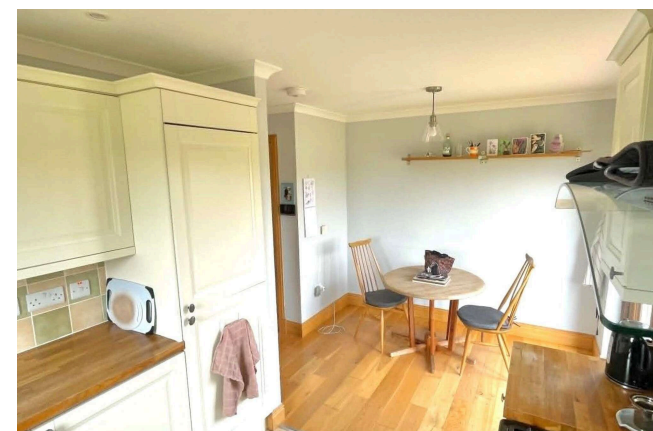
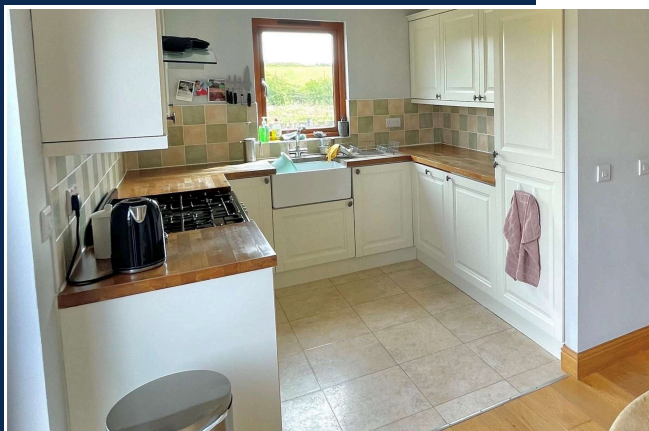
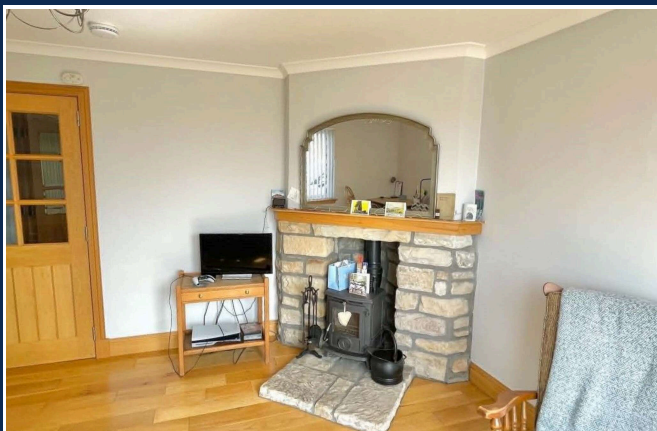
nTheMarket

Zoopla

PrimeLocation.com

espc





Jas Campbell & Co Ltd are delighted to be marketing The Bothy, a beautifully presented contemporary detached family home, situated in Kilmory on the picturesque Isle of Arran. The property is tastefully decorated throughout and further benefits from having hardwood flooring on the ground floor, Karndean flooring on the first floor together with underfloor heating and private parking within a private courtyard .

This bespoke property has been thoughtfully designed and finished to a high standard throughout, offering bright and spacious accommodation with stunning views over the surrounding countryside, Kilmory Parish Church, the Firth of Clyde, the Ayrshire coastline and Ailsa Craig.

Ground Floor Accommodation: Welcoming entrance vestibule housing storage cupboards - The spacious lounge is positioned to the front of the property and features a multi fuel stove with feature stone fireplace - The dining kitchen is fitted with modern wall and floor units including an electric cooker with gas hob. There are French doors from the dining area of the kitchen leading to the enclosed garden which offers both lawned and paved areas - There is WC currently being utilised as a utility room, however offers potential to be converted into a shower room if desired.

First Floor Accommodation: Top landing with storage cupboard - The generous principal bedroom one enjoys sea views and benefits from a fully tiled en-suite shower room with walk in shower - bedroom two and bedroom three are both well proportioned double bedrooms enjoying lovely countryside views - The family bathroom is fitted with a modern three piece suite with a shower over the bath.

Internal viewing is highly recommended to appreciate the accommodation and beautiful setting on offer.

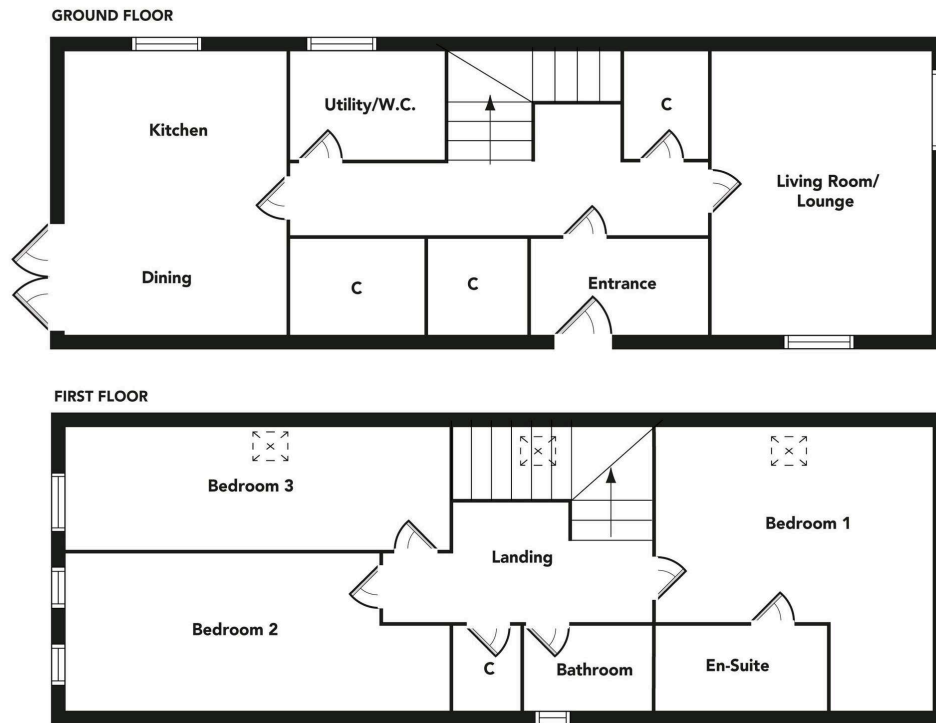
MEASUREMENTS

Entrance Vestibule	1.70 m x 0.90 m / 5'7" x 2'11"
Dining Kitchen	2.40 m x 4.50 m / 7'10" x 14'9"
Utility Room	1.70 m x 2.40 m / 5'7" x 7'10"
Lounge	6.00 m x 3.50 m / 19'8" x 11'6"
Bathroom	2.30 m x 1.10 m / 7'7" x 3'7"
Bedroom 1	3.30 m x 4.00 m / 10'10" x 13'1"
Ensuite Shower Room	1.50 m x 2.50 m / 4'11" x 8'2"
Bedroom 2	2.60 m x 4.70 m / 8'6" x 15'5"
Bedroom 3	4.40 m x 2.50 m / 14'5" x 8'2"

FEATURES

Bespoke Detached Contemporary Home
 Beautiful Countryside & Sea Views
 Pristine Condition
 Off Road Parking
 Air Source Pump
 Bright and Spacious Family Accommodation
 Under Floor Heating
 Double Glazing
 More Than Ample Storage
 Island Living

EPC RATING - C
COUNCIL TAX BAND - D



Floorplans are indicative only - not to scale
Produced by Plushplans

Viewing

Tel: 01294 60 2000

Offers

All further negotiations and all offers to be lodged with Messrs Jas Campbell & Co. WS. 76 Princes Street, Ardrrossan KA22 8DQ.

Valuation

If you have property to sell we can provide you with a pre-sale advice and opinion on the sale of your property.

Important

These particulars are believed to be correct and have been prepared in good faith, but their accuracy is not guaranteed and they do not form part of any contract.



SOLICITORS
AND INDEPENDENT
FINANCIAL ADVISERS

JAS CAMPBELL & CO LTD
solicitors notaries estate agents



Bank of Scotland Buildings, 57 Dockhead Street
Saltcoats KA21 5EH Telephone 01294 60 2000
Fax 01294 603 023 DX 591001 Saltcoats
E-mail: mail@jascampbell.co.uk www.jascampbell.co.uk

85 Main Street, West Kilbride
Telephone 01294 829 599
or 01294 829 602

76 Princes Street Ardrrossan
Telephone 01294 464 131
or 01294 60 2000

Unit 2, Douglas Centre,
Brodict Isle of Arran KA27 8AJ
Telephone 01770 302 027

Ref:
E507676

