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



Detached House  
The Bothy, Ivybank, Kilmory, Isle of Arran, KA27 8PH  
Offers Over £270,000



rightmove

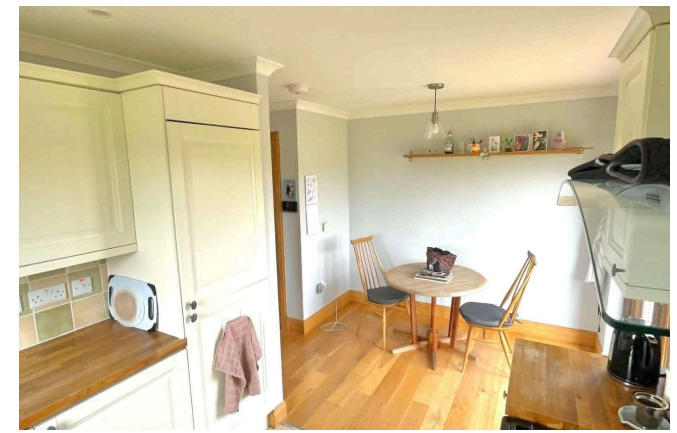
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Jas Campbell & Co Ltd are delighted to be marketing The Bothy, a beautifully presented contemporary detached family home, situated in Kilmory on the picturesque Isle of Arran. The property is tastefully decorated throughout and further benefits from 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

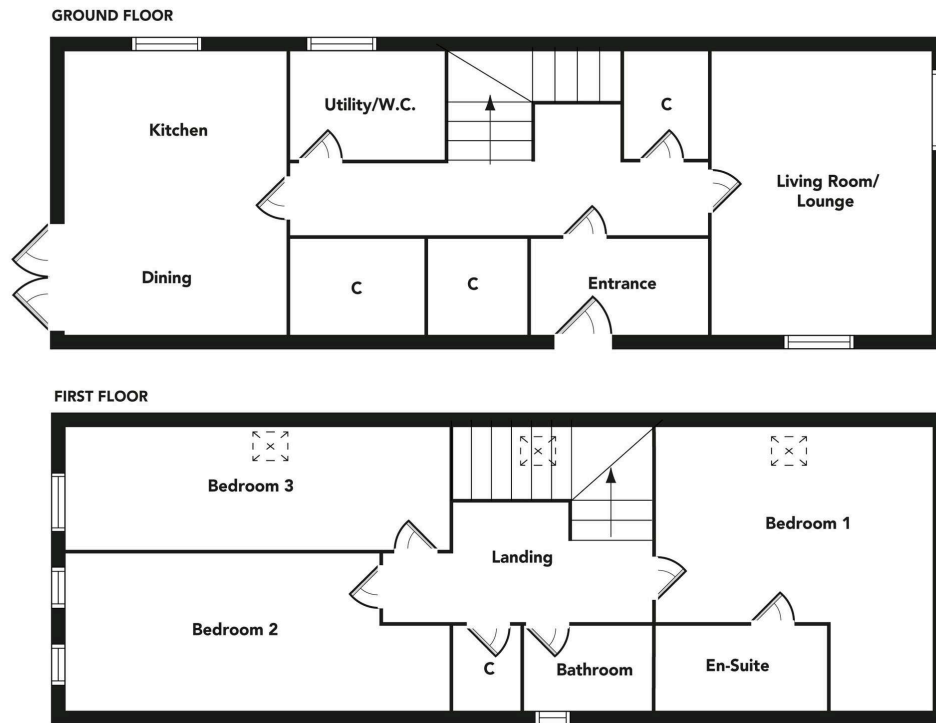
Entrance Vestibule	1.70 m x 0.90 m / 5'7" x 2'11"
Dining Kitchen	2.40 m x 4.50 m / 7'10" x 14'9"
Utility Room	1.70 m x 2.40 m / 5'7" x 7'10"
Lounge	6.00 m x 3.50 m / 19'8" x 11'6"
Bathroom	2.30 m x 1.10 m / 7'7" x 3'7"
Bedroom 1	3.30 m x 4.00 m / 10'10" x 13'1"
Ensuite Shower Room	1.50 m x 2.50 m / 4'11"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