



Torlin Villa, Kilmory



Arran
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TORLIN VILLA, KILMORY, ISLE OF ARRAN, KA27 8PQ

TORLIN VILLA IN BRIEF

- Large detached traditional villa
- Four reception rooms
- Potential to be B&B establishment
- Four double bedrooms
- Expansive rear and side garden
- Large dining kitchen

DESCRIPTION

Large detached traditional villa in the centre of Kilmory. The property enjoys views over Ailsa Craig and beyond. Accommodation comprises entrance porch, reception hallway, lounge, sitting room, dining room, sun lounge, dining kitchen, wet room, utility room, laundry room and on the upper floors are a mezzanine bedroom with adjacent bathroom and a further three double bedrooms one with ensuite bathroom off the top hall, these three bedrooms have windows to the front. The property is fully double glazed.

DIRECTIONS

From Brodick pier turn left and proceed south through Lamlash, Whiting Bay, Dippin and onward to Kilmory. On entering Kilmory village Torlin Villa is approximately 150 mtrs on the right-hand side.

GARDEN

The front garden is mainly laid to lawn with two feature palms and raised flower bed. Large rear garden with enclosed yard, large dog run and area laid to lawn with mature shrubs. The side garden has a timber deck, wire fenced dog run and there are vegetable beds and a small poly tunnel. Off road parking in the drive, to the rear there is a brick garage and timber shed. Included in the sale is a timber summer house in need of extensive renovation.

SERVICES

Torlin Villa is connected to mains electricity and water, drainage is to a septic tank. Oil fired central heating supplemented by open fires in the lounge and sitting room

COUNCIL TAX

The property is banded 'F' paying £1947.40 including water in 2016/17.



ACCOMMODATION

ENTRANCE PORCH:	2.77m (9' 1") x 1.76m (5' 9")
LOUNGE:	4.53m (14' 10") x 5.59m (18' 4")
SITTING ROOM:	4.10m (13' 5") x 5.56m (18' 3")
DINING ROOM:	3.40m (11' 2") x 5.36m (17' 7")
SUN LOUNGE:	3.33m (10' 11") x 5.18m (17' 0")
KITCHEN:	3.85m (12' 8") x 5.42m (17' 9")
UTILITY ROOM:	2.83m (9' 3") x 4.58m (15' 0")
LAUNDRY ROOM:	2.65m (8' 8") x 1.34m (4' 5")
WET ROOM:	2.22m (7' 3") x 2.58m (8' 6")
BEDROOM 1:	3.07m (10' 1") x 3.52m (11' 7")
ENSUITE:	2.39m (7' 10") x 3.52m (11' 7")
BEDROOM 2:	2.80m (9' 2") x 4.45m (14' 7")
BEDROOM 3:	4.10m (13' 5") x 5.51m (18' 1")
BEDROOM 4:	3.84m (12' 7") x 3.38m (11' 1")
BATH ROOM:	1.92m (6' 4") x 2.33m (7' 8")

OTHER INFORMATION

Substantial detached traditional villa in the centre of Kilmory, this property would make a wonderful family home or has the potential to become a B&B establishment. There are four good size reception rooms, large kitchen which has space for dining table as well as utility room, separate laundry room housing an industrial washing machine and tumble dryer. Both the lounge and the sitting room have ornate open fireplaces and there are some original features including the timber paneling in the reception hallway. Views from the property are outstanding over Ailsa Craig and beyond.

Kilmory village is at the south of the island, the village has a local primary school, very active village hall and the Lagg Hotel. The famous Arran Cheese is produced in the Torlinn Creamery close by. The secondary school is at Lamlash.

*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 302166; www.calmac.co.uk.*







FLOOR PLAN NOT TO SCALE : FOR GUIDANCE ONLY

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