



Ethvin, Kildonan, Isle of Arran



ETHVIN, KILDONAN, ISLE OF ARRAN, KA27 8SE

ETHVIN IN BRIEF

- South facing property
- Spacious family home
- Panoramic sea views
- Large garden with driveway
- Parking for two or more cars

DESCRIPTION

Ethvin is a substantial traditional detached villa located in low Kildonan. Accommodation comprises entrance porch, dining room, lounge, kitchen, utility room and toilet. On the upper floor two good sized double bedrooms, single room and family bathroom with separate shower cubicle.

DIRECTIONS

From Brodick Pier turn left and proceed south travelling through Lamlash, Whiting Bay to Dippin, turn left down the coast road to Kildonan, drive to the centre of the village – passing the Kildonan Hotel and village hall. Ethvin is approximately 250 metres along on the right.

GARDEN

Large lawn to the front with uninterrupted sea views, there is a side garden also laid to lawn. To the rear is a greenhouse, timber garage and there is off-road parking for several cars.

SERVICES

The property is connected to mains electricity. The water is a private supply sourced from a spring at High Kildonan, for which there is an annual fee for maintenance of the supply. Drainage is to a septic tank located within the grounds of Ethvin.

An oil-fired boiler supplies the hot water and radiators. For additional heating the Aga range supplies heat to the radiators in the utility room, there is also an open fire and multifuel stove in each of the reception rooms. On the upper floor one of the bedrooms has an open fireplace.

COUNCIL TAX

The property is banded “E” paying in total for 2017/18 £1,559.01 excluding water and waste.

OTHER INFORMATION

Ethvin is located within the small, friendly village of Kildonan with amenities including the Kildonan Hotel and the much-utilised village hall. It is the most southerly village on Arran with beautiful beaches, forest walks, spectacular views and sunsets over the Kintyre peninsula and is a well known haven for wildlife including seals and otters.

The primary school is at Whiting Bay to which pupils are conveyed daily and the secondary school is at Lamlash. There are Early Years classes at either Kilmory or Lamlash.



APPROXIMATE ROOM DIMENSIONS

PORCH:	1.71m (5' 7") x 1.29m (4' 3")
HALL:	1.75m (5' 9") x 5.70m (18' 8" OVERALL
LOUNGE:	4.28m (14' 1") x 5.70m (18' 8")
LIVING/DINING ROOM:	4.61m (15' 1") x 4.33m (14' 2")
KITCHEN:	3.06m (10' 0") x 3.76m (12' 4")
PANTRY:	1.74m (5' 9") x 1.26m (4' 2")
UTILITY ROOM:	3.06m (10' 0") x 2.81m (9' 3")
TOILET:	0.93m (3' 1") x 1.63m (5' 4")
UPPER FLOOR	
BEDROOM 1:	4.26m (14' 0") x 5.70m (18' 8")
BEDROOM 2:	3.38m (11' 1") x 5.70m (18' 8")
BEDROOM 3:	3.45m (11' 4") x 2.00m (6' 7")
BATHROOM:	1.66m (5' 5") x 2.58m (8' 6")

ACCOMMODATION

Ethvin is a traditional detached villa which enjoys beautiful panoramic views across to Ailsa Craig, Pladda and beyond. The property retains many original features including picture rails, cornicing and doors. A degree of refurbishment is required.

On entering the front porch there is a glazed door into the main reception hall with stairs up to the upper floor and a large under stair cupboard for coats and boots.

On the left of the hall is a bright, light formal lounge with open fire and bay window from which to enjoy the spectacular views across to Ailsa Craig.

To the right of the hall there is a spacious living / dining room to the front of the villa, enjoying the southerly aspect from the picture window and access through to the kitchen.

The family kitchen has double aspect windows and an external door to the driveway and rear garden. It benefits from a large walk-in pantry and is fitted with both an Aga and integrated oven and gas hob.

To the rear of the kitchen there is a good size utility room, with a toilet and door out to the driveway at the side of the house. The utility room has plumbing for a washing machine and space for a dryer.

On the upper floor there are 2 large bright double bedrooms and a single bedroom with built-in bunk beds.

There is also a white modern family bathroom suite with separate shower cubicle.

Ethvin would make an ideal family home or large holiday letting property.







Ethvin upper floor

FLOOR PLAN NOT TO SCALE: FOR GUIDANCE ONLY

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 460361; www.calmac.co.uk

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