



Stepping Stones, Blackwaterfoot



Arran
ESTATE AGENTS 

Invercloy House, Brodick, Isle of Arran KA27 8AJ
01770 302310 | sales@arranestateagents.co.uk
www.arranestateagents.co.uk

STEPPING STONES, BLACKWATERFOOT, KA27 8HB

IN BRIEF:

- Spacious family bungalow
- Elevated position, with partial sea views beyond the village of Blackwaterfoot
- Walk in condition
- Ideal family home or holiday home
- 4 double bedrooms
- Off road parking and driveway

DESCRIPTION

Stepping Stones is a spacious bungalow in an elevated position, with partial sea views over the village of Blackwaterfoot. The property is in walk-in condition and could be a wonderful family home and is ideal for holiday letting.

Accommodation comprises entrance vestibule, hall, lounge, dining kitchen, utility room, four double bedrooms, all with built in wardrobes, (master double with ensuite shower room) and family bathroom. There is a fully floored loft space with potential to add additional rooms subject to planning consents.

DIRECTIONS

From Brodick Pier turn right and proceed through the village taking the B880 String Road to Blackwaterfoot. On reaching the main A841 road turn right down into Blackwaterfoot, travel through the village and up the hill heading north for approximately 100 metres, turn right and Stepping Stones is the sixth bungalow on the left hand side.

GARDEN

The grounds are mainly laid to flat, easily maintained lawns to the front and the rear is bounded by fencing. There is a slabbed drive with off road parking to the side along with a raised deck area and timber shed to the rear.

SERVICES

The property is connected to mains electricity and water, drainage is to a sewage treatment plant located outwith the property's boundary. Hot water and central heating is by radiators heated by the oil fired boiler.

COUNCIL TAX

Stepping Stones is banded 'E' for council tax, paying £1605.78 in 2018/19 plus water charges. Waste water costs are charged annually by the developer and are currently approximately £285.00 per annum.



ACCOMMODATION

Stepping Stones is a bright spacious modern bungalow with a southerly aspect close to the village amenities.

The front steps lead up to the stained glass front door and entrance vestibule with a glass panel door through to the L-shaped hallway.

Double doors open into the expansive lounge with bay window and views across Blackwaterfoot. An archway from the lounge leads to the spacious dining area and kitchen with French doors out to the deck at the rear. There is a fully fitted modern kitchen with wall and base units integrated NEF double oven and grill, hob, dishwasher, fridge freezer and a wide breakfast bar. From either the hallway or kitchen there is access into the utility room with plumbing for a washing machine and back door out to the rear garden.

The family bathroom is fully tiled and fitted with a white bathroom suite, it is equipped with a bath and shower over.

There are three good sized double rooms, two overlook the rear garden. The master double room with ensuite shower room and fourth bedroom overlook the front of the bungalow with views over the village.

Stepping Stones has excellent storage with hallway cupboards, built in wardrobes and a fully floored loft which extends the across the entire bungalow. This has the potential to be converted in to additional rooms, with appropriate planning consent.

APPROXIMATE ROOM DIMESIONS

ENTRANCE VESTIBULE	1.77m (5'10) x 1.19m (3'11)
LOUNGE	6.57m (21'7) x 5.27m (17'3) overall
KITCHEN DINING AREA	6.65m (21'10) x 3.68m (12'1) overall
UTILITY ROOM	1.77m (5'10) x 3.08m (10'1)
HALLWAY	8.34m (27'4) x 2.08m (6'10) overall
MASTER BEDROOM	4.18m (13'9) x 2.95m (9'8)
EN-SUITE SHOWER ROOM	2.40m (7'10) x 1.15m (3'9)
BEDROOM 2	3.56m (11'80) x 2.95m (9'8)
BEDROOM 3	2.46m (8'1) x 3.10m (10'2)
BEDROOM 4	3.44m (11'3) x 2.92m (9'7)
BATHROOM	1.79m (5'10) x 3.05m (10'0)

OTHER INFORMATION

There are excellent local amenities in the village of Blackwaterfoot. Shops include butchers, newsagent, Post Office, bakery, garage as well as the leisure facilities at the Kinloch Hotel, horse riding at Cairnhouse stables, tennis courts and the world famous 12 hole golf course with its adjacent golden beach. The local primary school is at Shiskine and the secondary school is at Lamlash to which pupils are conveyed daily by bus.





Stepping Stones



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 302166; www.calmac.co.uk

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