



Seabreeze East, Lochranza



Arran
ESTATE AGENTS



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SEABREEZE EAST

- Semi detached Scottish Villa
- Views of Kilbrannan Sound towards Kintyre
- Short walk from Lochranza distillery and the thriving community hall
- Close to terminal for the ferry to Kintyre
- Three bedrooms
- Short distance to the Lochranza golf course

ACCOMMODATION

Seabreeze East has a roadside location with wonderful, unrestricted sea views. Accommodation comprises entrance porch, hallway, lounge, kitchen/dining, utility room. On the upper floor two double bedrooms, a single bedroom and family bathroom.

DIRECTIONS

From Brodick pier, turn right and proceed through the village taking the coastal road north through Corrie and Sannox to Lochranza. Travel through the village passing the Lochranza hotel on the left hand side, proceed round a sharp bend and Seabreeze East is the second property on the right after the bend.

GARDEN

Seabreeze East has a slightly sloping garden leading down to the boundary wall at the roadside. At the rear of the property is a decked area and an outside store, there is public parking is on the roadside opposite the property.

SERVICES

Seabreeze East is connected to mains water and electricity and drainage is to a shared septic tank. Heating is by oil fired central heating from a Stanley range cooker supplying radiators throughout. For additional heat there is an open fire in the lounge.

COUNCIL TAX

Seabreeze East is banded "D" paying £1486.26 including water and excluding waste water 2019/20.



DESCRIPTION

Seabreeze East nestles nicely in the north east corner of this pretty village. Entering the property through storm doors and into the spacious porch, it leads into the long hallway with a deep under stair cupboard.

The hall leads into the airy lounge with large windows to the front and side enjoying spectacular sea views in all weathers. There is an open fire in this room - ideal for those cosy nights in.

At the end of the hallway is the family sized kitchen/ dining room with patio doors leading out to a decked area. The kitchen has wood shaker style wall and base units with complementary worktops. Off the kitchen is a handy scullery which in these modern times is used as utility room with an external door to the rear garden.

From the main reception hall, the staircase leads to a half landing with skylight over and then on to the rear where there is a mezzanine floor. On this floor is the full tiled family shower room with shower, white toilet and washbasin suite and a good-sized double bedroom. To the front of the property is a spacious double bedroom with window overlooking Lochranza bay and beyond. This room also has roof window to the rear and a period tiled fireplace and hearth. Adjacent is a single bedroom with a roof window which be could used as either a nursery or office.

APPROXIMATE ROOM SIZES

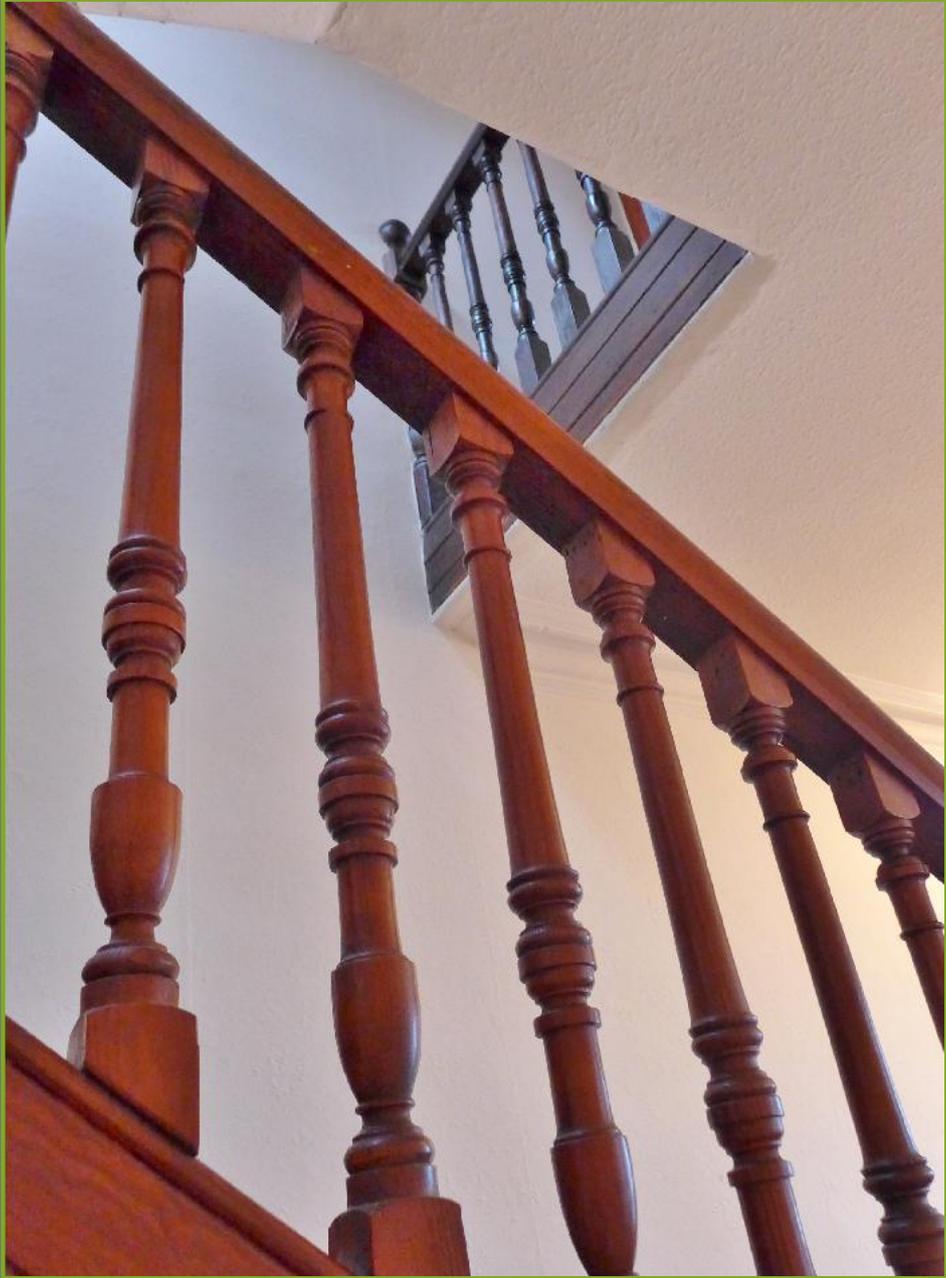
PORCH	1.70m (5' 7") x 1.32m (4' 4")
HALL	1.84m (6' 0") x 6.00m (19' 8")
LOUNGE	1.84m (6' 0") x 6.00m (19' 8")
KITCHEN	4.16m (13' 8") x 5.03m (16' 6")
UTILITY	1.77m (5' 10") x 1.68m (5' 6")
BEDROOM 1	4.02m (13' 2") x 2.80m (9' 2")
BEDROOM 2	2.57m (8' 5") x 1.90m (6' 3")
BEDROOM 3	3.32m (10' 11") x 5.56m (18' 3")
SHOWER ROOM	2.72m (8' 11") x 2.08m (6' 10")

OTHER INFORMATION

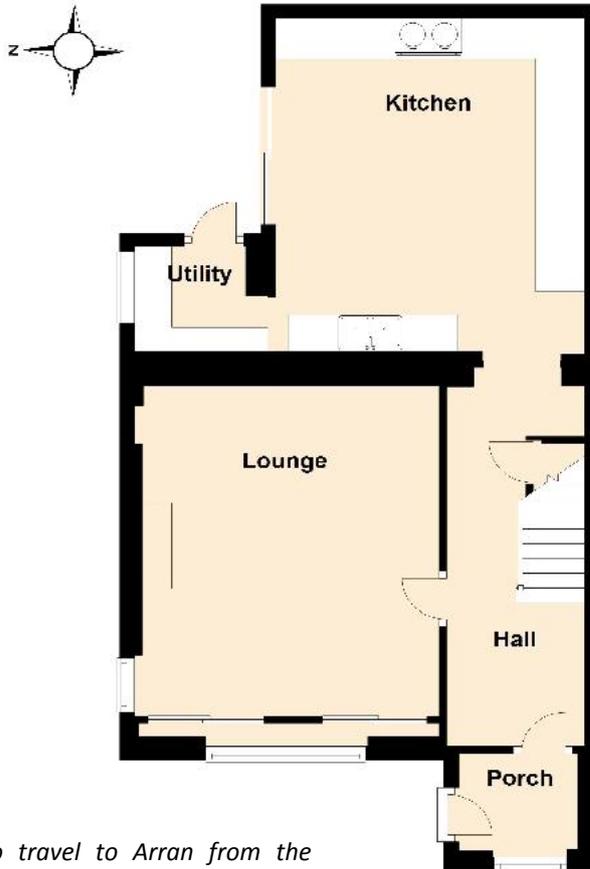
Lochranza is the most northerly village on Arran with its famous castle and sheltered anchorage. It is from here that the ferry leaves to the Kintyre peninsula. Lochranza is also the home of the Arran Distillery, 9 hole golf course and campsite with Stags restaurant. At the heart of the village is a public hall holding several events throughout the year and a small post office that is open twice a week, there is also a hotel which has a bar serving pub grub, the local whisky and beer.

The local primary school with Early Years classes is located 6 miles away in Pirnmill and the high school is in Lamlash to which all pupils are transported daily by bus. Pirnmill has a general store with post office and off sales and the Lighthouse Restaurant.





Seabreeze East Ground Floor



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

Seabreeze East First Floor



FLOOR PLAN NOT TO SCALE: FOR GUIDANCE ONLY

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PLEASE NOTE THAT ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY

The vendor or his agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be set. These particulars are believed to be correct but their accuracy is not guaranteed and they should not form or constitute any part of any contract.

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