



Cliffdene Cottage, Sannox



Arran
ESTATE AGENTS



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

CLIFFDENE COTTAGE, SANNOX, KA27 8JD

CLIFFDENE COTTAGE IN BRIEF:

- Traditional stone cottage
- Situated in the picturesque village of Sannox
- 2 bedrooms
- Shore front location
- Fabulous sea views

DESCRIPTION

Cliffdene Cottage is a traditional, detached stone built cottage, located on the shore, set back from the road in the heart of Sannox with spectacular sea views. Accommodation comprises entrance hallway, kitchen, living room, bathroom and two attic bedrooms on the upper floor.

DIRECTIONS

From Brodick Pier turn right and proceed through the village taking the coastal road north through Corrie to Sannox. Cliffdene is on the left hand side, located in the middle of the village, just past the quay.

GARDEN

Cliffdene cottage has a relatively flat and low maintenance garden. To the front and side of the property there is a gravel driveway with plenty of space for parking and turning, gravel walkways lead around the property. There is a small lawned area with a pavior patio to sit out on and enjoy the views to the front. At the rear of the property the garden boundary is the sandstone cliff and there is a hard standing suitable for a workshop or shed.

SERVICES

Cliffdene Cottage is connected to mains electricity and water, drainage is to a septic tank located with the grounds. Heating and hot water is by an electric system with modern thermostatic control heaters located throughout the property and supplemented by the woodburning stove in the lounge.

COUNCIL TAX

Cliffdene Cottage is banded 'B' paying £1205.59 including water in 2020/21.



ACCOMMODATION

Renovated a few years ago, this traditional cottage is light, airy, surprisingly spacious and neutrally decorated. You enter into the cottage at the side of the house and into a central hallway, where there is space for hanging coats and a small understair cupboard. To the front of the cottage, there is a good sized lounge with the feature of a woodburning stove and dual aspect windows overlooking the garden and across the sea to the Ayrshire coast.

At the rear of the cottage there is a kitchen with French doors out to a small deck area at the side of the cottage. The kitchen has laminate tile effect flooring and space for a dining table. It is fitted with white wall and base units, inset ceramic hob and below electric cooker, there is plumbing and space for a washing machine.

The bathroom is partial tiled with white wall tiles and has been fully floored with ceramic tiles. It is fully fitted with a white suite, bath and separate corner shower.

On the upper floor there are two good size double attic bedrooms with Velux windows. Off the upper hall there is a large storage cupboard accommodating the hot water tank.



APPROXIMATE ROOM SIZES

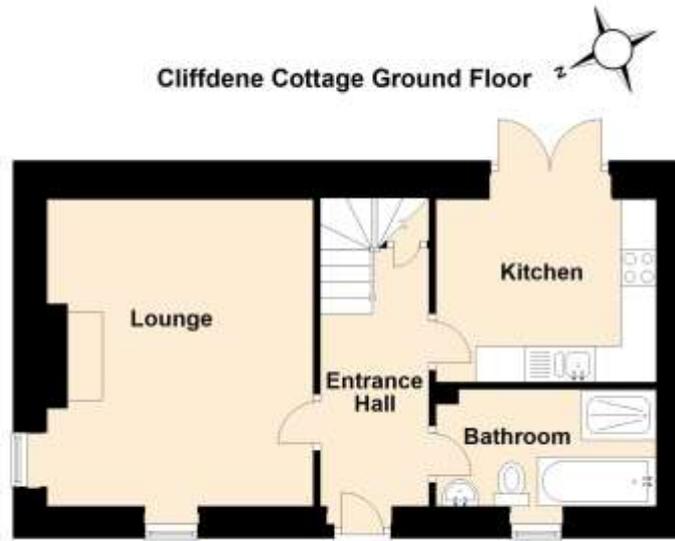
Entrance Hallway	1.48m (4'10) x 4.37m (14'4) overall
Lounge	3.76 (12'4) x 4.35m (14'3) overall
Kitchen	3.10m (10'2) x 2.50m (8'2)
Bathroom	3.13m (10'3) x 1.67m (5'6)
Bedroom 1	3.25m (10'8) x 3.65m (12'0) overall
Bedroom 2	3.58m (11'9) x 3.65m (12'0)

OTHER INFORMATION

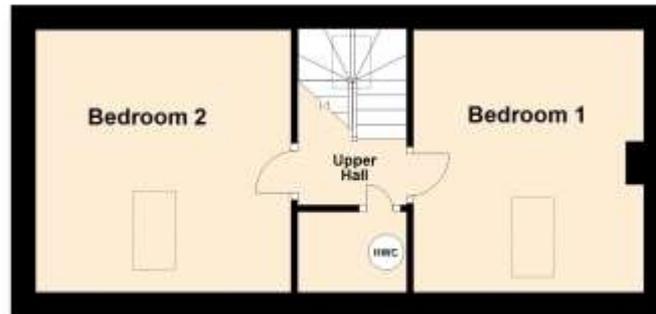
Cliffdene Cottage is located close to both the beautiful sandy beach of Sannox and the village quay in the heart of Sannox with easy access to the hills and coastal walks. Corrie Golf Club and Tea Room are nearby and it is approximately seven miles from Brodick, the main shopping centre for the island. The nearest primary school is at Corrie; the secondary school being at Lamlash to which pupils travel daily. There is a vibrant village and friendly community within Sannox and Corrie with many events being held at the Village Hall.







Cliffdene Cottage First 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 460 361 www.calmac.co.uk*