



The Steading, Shiskine, Isle of Arran KA27 8EP



Arran
ESTATE AGENTS



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

THE STEADING, SHISKINE, ISLE OF ARRAN KA27 8EP

THE STEADING IN BRIEF

- Substantial detached bungalow
- Off road parking with secluded grounds
- Flexible family accommodation
- 4/5 bedrooms, one ensuite
- Rural views and setting
- Incredible potential

DESCRIPTION

The Steading is an expansive family bungalow which has been sympathetically developed to offer additional upper floor living space. Accommodation comprises spacious entrance hallway, generous lounge, dining room, snug, kitchen dining room, utility room, back porch, family bathroom, two large double bedrooms, one with an en-suite. On the upper floor, there are a further two attic bedrooms, one is extensive and could be used for a variety of purposes, and the other has a private sitting room or study space with shower room.

DIRECTIONS

From Brodick Pier turn right and proceed through the village, taking the B880 road towards Blackwaterfoot. After approximately 8 miles, enter the village of Shiskine, travel past St. Molios church and leave the village and The Steading is 500 metres on the right.

GARDEN

The enclosed ample grounds offer privacy and seclusion with mature trees and shrubs, a timber garage, summer house, seating areas, flower beds and lawns. The driveway to the front provides ample space for parking and turning. The subjects enjoy an open, rural aspect across the Shiskine valley and down towards Blackwaterfoot village.

SERVICES

The property is connected to mains electricity and water and has its own septic tank. Central heating is by electric storage heaters supplement by feature wall mounted electric fires in the lounge and snug.

COUNCIL TAX

The property is banded 'E' for council tax paying £2017.58 including water charges in 2020/2021.

OTHER INFORMATION

The Steading is a welcoming family home, close to Shiskine village - a bustling local community with a village hall, primary school and community health centre. The secondary school for the island is in Lamlash to which pupils travel by bus each day. Blackwaterfoot village, less than one mile from The Steading, is well serviced with artisan bakery, grocers with newsagent, a butcher shop and a garage and petrol station. The Best Western Kinloch Hotel with its leisure facilities, the famous 12 hole golf course, tennis courts and bowling green are also located in Blackwaterfoot. The area is known locally as the 'Shiskine Valley' and embraces Arran life with many community clubs and events.



DESCRIPTION

Set within generous level grounds, The Steading is a well proportioned, extended bungalow, offering versatile and generous accommodation for a family with the option to generate an income and develop a small bed and breakfast.

The entrance hall is bright and spacious, giving access to all of the rooms. A welcoming dining room leads into the stunning dual aspect lounge with views to the valley and west towards Blackwaterfoot.

To the rear of the property is a well equipped dining kitchen, with integrated appliances, electric oven and gas hob. The adjacent utility room is equally well provided, housing the hot water cupboard, plenty of storage units with worktop and space for a washing machine and tumble dryer. The porch provides increased functional space, with the back door leading to a drying green.

There are two bedrooms on the ground floor, both with built in storage and one with an ensuite shower room. There is a tastefully decorated family bathroom with separate shower. Currently a snug lounge completes the accommodation on this level, however this room could also be used as a bedroom.

On the upper floor, off the hallway, is an extensive bedroom, with two roof windows and a gable end window providing lots of light. This room is currently a bedroom / playroom but would also work well as a workshop or large home office.

Also, on this level is a study/bedroom, leading to a shower room and further double bedroom. This multifunctional upper floor could be reconfigured for use as desired.

APPROXIMATE ROOM DIMENSIONS

Ground Floor

| | |
|--------------|---------------------------------------|
| HALL | 6.22m (20'4") x 4.83m (15'8") OVERALL |
| LOUNGE | 5.46m (17'9") x 6.96m (22'8") |
| DINING ROOM | 4.00m (13' 1") x 3.40m (11'2") |
| KITCHEN | 4.99m (16'4") x 3.45m (11' 3") |
| UTILITY ROOM | 2.70m (8'8") x 3.45m (11'3") |
| PORCH | 2.61m (8'5") x 2.04m (6'7") |
| BEDROOM 1 | 5.12m (16'8") x 3.92m (12'8") |
| BEDROOM 2 | 4.27m (14') x 3.36m (11') |
| SNUG | 4.27m (14') x 4.04m (13'2") |
| BATHROOM | 2.40m (7'8") x 2.52m (8'3") |

Upper Floor

| | |
|-----------------|------------------------------|
| HALL | 2.08m (6'8") x 3.98m (13') |
| BEDROOM 3 | 3.98m (13') x 8.38m (27'4") |
| BEDROOM 4/STUDY | 3.69m (12' 1") x 3.97m (13') |
| BEDROOM 5 | 3.98m (13') x 3.86m (12'6") |
| SHOWER ROOM | 1.87m (6'1") x 1.92m (6'3") |







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 460 361 www.calmac.co.uk

A601 Printed by Ravensworth 01670 713330



www.arranestateagents.co.uk

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.