



Farhills, Kildonan



Arran
ESTATE AGENTS



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

FARHILLS, KILDONAN, ISLE OF ARRAN, KA27 8SQ

IN BRIEF:

- Elevated south facing location
- Stunning sea views
- Detached Bungalow in walk-in condition
- 2 Double bedrooms
- Versatile garden room

DESCRIPTION

Farhills is a beautifully presented, modernised bungalow, in a rural and elevated position on the outskirts of Kildonan, enjoying uninterrupted sea views across Pladda to Alisa Craig and beyond. Accommodation comprises entrance vestibule, hallway, lounge / dining room, breakfasting kitchen, two double bedrooms with built in wardrobes and modern shower room. The integral garage has been converted into a sun room with French doors to the front and store room area and toilet/utility room to the rear. The property is double glazed throughout.

DIRECTIONS

From Brodick Pier, turn left and proceed for approximately 15 miles south through Lamlash, Whiting Bay, and Dippin. Continue on past the second turning to Kildonan and Auchenhew Farm, where Farhills is approximately 200 metres further along the road on the right hand side.

GARDEN

The grounds have a gravelled entrance and driveway with plenty of space for parking and turning. The garden wraps around the property with a slightly slopping lawn area to the front and terraced lawn at the rear. Truly rural, the indigenous gardens are planted with a profusion of shrubs, flower beds, vegetable patch and a wildlife pond. There are numerous secluded seating areas from which to enjoy the southerly aspect and stunning views.

SERVICES

Farhills is connected to mains electricity and water. Drainage is to a septic tank located within the neighbouring field. Heating is by electric panel heaters, supplemented by the multi fuel stove in the lounge.

COUNCIL TAX

Farhills is banded 'C' paying £ 1,377.81 including water in 2020/21.



ACCOMMODTION

Farhills is presented in truly walk in condition, with tasteful and modern décor throughout.

Arriving in the front double glazed door, a practical vestibule provides hanging space for cloaks. From here, the open hallway offers access to all accommodation as well as a large, useful storage cupboard.

The lounge dining room is dual aspect, with stunning views to the front and French doors to the rear. A feature multi fuel stove makes this lovely room feel welcoming and cosy.

The kitchen is fitted with cream Shaker style base and wall units, with timber worktops, and space for all white goods (which can be included in the sale by separate negotiation) with a window and door to the rear garden.

The recently installed contemporary shower room in Farhills is attractive with feature tiling by one of Arran's many skilled tradespeople. Both double bedrooms benefit from built in wardrobes and dual aspect windows.

The integral garage has been converted creating a sun room, store room and a toilet/ utility room which works perfectly for the current owners; however, it also offers possibilities of a third ensuite bedroom or perhaps a separate workshop.

APPROXIMATE ROOM DIMENSIONS

ENTRANCE VESTIBULE	2.40m (7'10) x 0.97m (3'2)
HALLWAY	5.03m (16'6) x 3.40m (11'2) overall
LOUNGE/ DINING ROOM	5.03m (16'6) x 7.63m (25'0) overall
KITCHEN	4.15m (13'7) x 3.04m (10'0)
BEDROOM 1	4.40m (14'5) x 3.20m (10'6)
BEDROOM 2	2.99m (9'10) x 4.29m (14'1) overall
SHOWER ROOM	2.33m (7'8) x 2.98m (9'9)
SUN ROOM	3.19m (10'6) x 2.82m (9'3)
STORE ROOM	3.19m (10'6) x 4.81m (15'9) overall
TOILET	2.00m (6'7) x 1.60m (5'3)

OTHER INFORMATION

Set amidst rolling farmland with beautiful unspoiled shore and forest walks of High Kildonan, Farhills enjoys the friendly communities and some of Arran's most spectacular scenery. The village of Kildonan is approximately 1 mile away and home to some of Arran's many beautiful sandy beaches and the Kildonan hotel. There are primary schools in the neighbouring Kilmory and Whiting Bay, and the secondary school is situated in Lamlash, to which pupils travel daily. The award-winning Isle of Arran Lagg Distillery, the Lagg Hotel and Velo Café are just a short drive away. High Kildonan is a few miles south of the village of Whiting Bay, where there are a selection of shops and restaurants including, general store, post office, newsagent, DIY store, petrol station and garage and Golf Course.







Farhills



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.