1 Bourtree Bank
Cottage,
Kilmory,
Isle Of Arran,
KA27 8PG

Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

1 Bed
Cottage - Semi Detached
located in Kilmory

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1 Bourtreebank is a beautifully presented cottage in walk in condition and the perfect bolt hole to escape to, located near to the village of Lagg, in a tranquil peaceful rural setting taking in the impressive sea views across the south coast of Arran and beyond.
This bespoke property has been refurbished and designed to create a cosy one bedroom cottage with opening plan living area and shower room on the ground floor with a spacious double bedroom on the first floor, packed with an abundance storage space, whilst flooded with natural light.

The majority of the fixtures, fittings and furniture are including within the sale.

Bourtreebank is a pleasant small clachlan about ½ mile off the A841 and is accessed by a narrow unfinished track serving adjacent farms and other houses. It is approximately 1 mile from the village of Lagg with it's famous hotel and in the neighbouring village of Kilmory is the primary school, the much utilised community village hall with honesty shop and the Lagg distillery nearby.

Approximately 5 miles north is the village of Blackwaterfoot with its selection of excellent local shops and it is approximately 18 miles to Brodick, the main ferry terminal for the island. 4 miles south of Brodick is Lamlash with the island's secondary school to which pupils are conveyed daily by bus.
Bourtreebank is a friendly farming community set amidst the rolling hills of south Arran with its many attractive walks and beautiful beaches and abundant opportunities for wildlife watching.

Open Plan Living Kitchen Area

18'7 x 18'4 overall
The main front door opens into the lounge and kitchen area.
The lounge area enjoys a window to the front and views over the beautifully planted south facing gardens.
The kitchen area is to the front and fitted with ample wall and base shaker style units with complementary counter top, there is an under counter fridge, freezer and washing machine and a freestanding electric cooker.
The stairs up from the rear of the lounge have been built creating a handy under stair cupboard and lead to the spacious double bedroom.

Shower room

7'9 x 5'5
The internal shower room is to the rear of the lounge/ dining area and is fully tiled and makes the very most of the space, with its tidy layout offering plenty of room for easy access and storage of toiletries.

Bedroom 1

12'10" x 13'6" overall
The bedroom has plenty of space, with camcile ceilings and enjoys plenty of natural light with two roof windows to the front and rear.

Garden

To the rear and directly accessed of the track there is a lawn area and space for off road parking for one car. The main entrance is to the front and the garden area is gravelled with a seating area, taking in the impressive southerly rural and sea views.
planted and landscaped with a profusion of flowering shrubs and plants the garden area beautifully planted and landscaped making it very low maintenance. The perfect space for enjoying a morning coffee in the sun or alfresco dining taking in the tranquil location and sunsets over the Kilbrannan sound.

Services

The property is connected to mains electricity with a private water supply. Drainage is to a septic tank shared with Cottage No. 2, located within their grounds.
Hot water is via electric and heating is via freestanding space heaters.

Floor Plan

Floor plan is not to scale and is to be used for guidance only. Room sizes are approximate.

Viewings by appointment

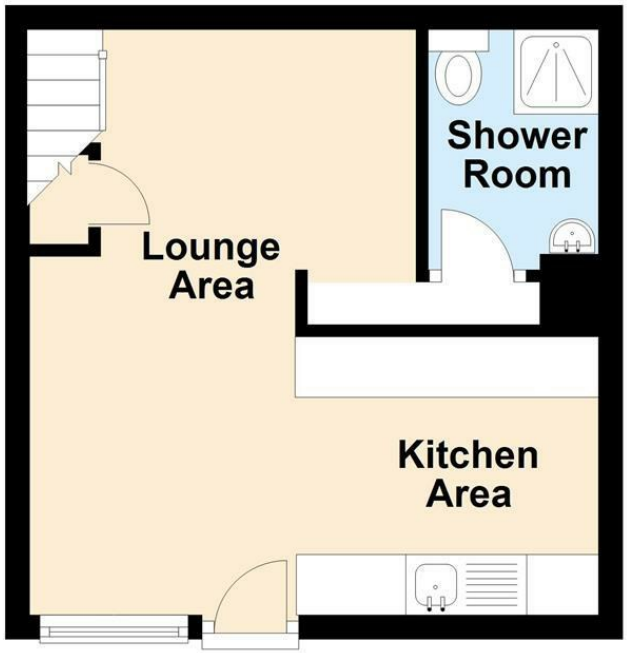
Please note that viewings are strictly by appointment. The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention 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.

Cal Mac travel details

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

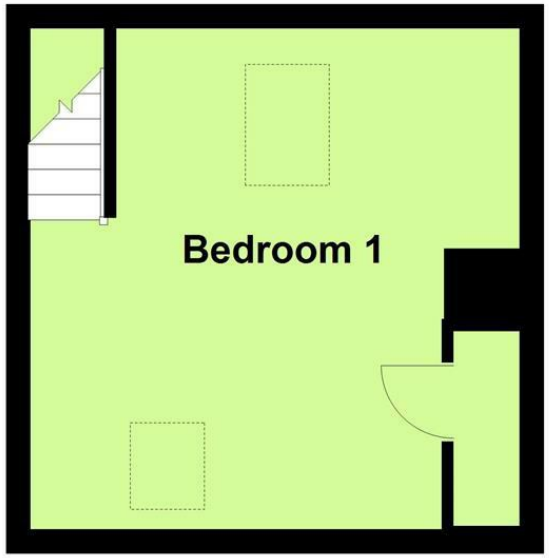
Ground Floor

Approx. 22.8 sq. metres (245.3 sq. feet)

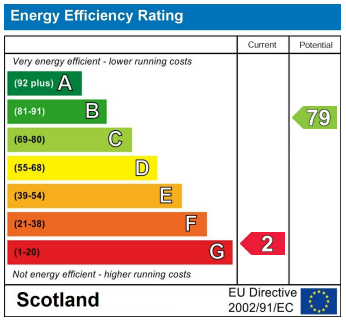


First Floor

Approx. 16.8 sq. metres (180.4 sq. feet)



FLOOR PLAN NOT TO SCALE FOR GUIDANCE ONLY
Plan produced using PlanUp.



DIRECTIONS

From Brodick Pier turn right and proceed through the village taking the B880 towards Blackwaterfoot. Travel for 10 miles until its junction with the A841 just outside Blackwaterfoot and bear left heading south through Corriecravie and Sliddery. Pass the end of the Ross Road at Bennecarrigan and continue for a further mile. Opposite Clachaig Farm (with the Honesty Box veg stand) and turn left up the narrow track towards Clachaig. Bourtree Bank Cottage No. 1 is the first cottage on

CONTACT

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