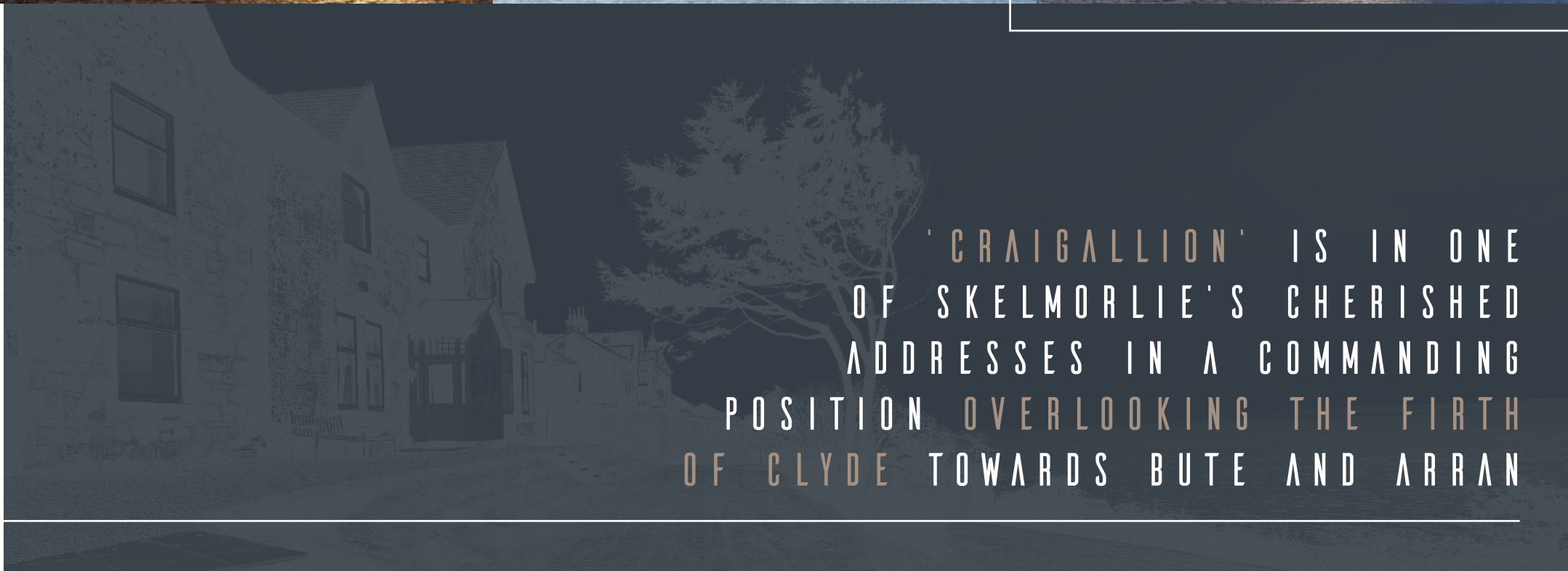
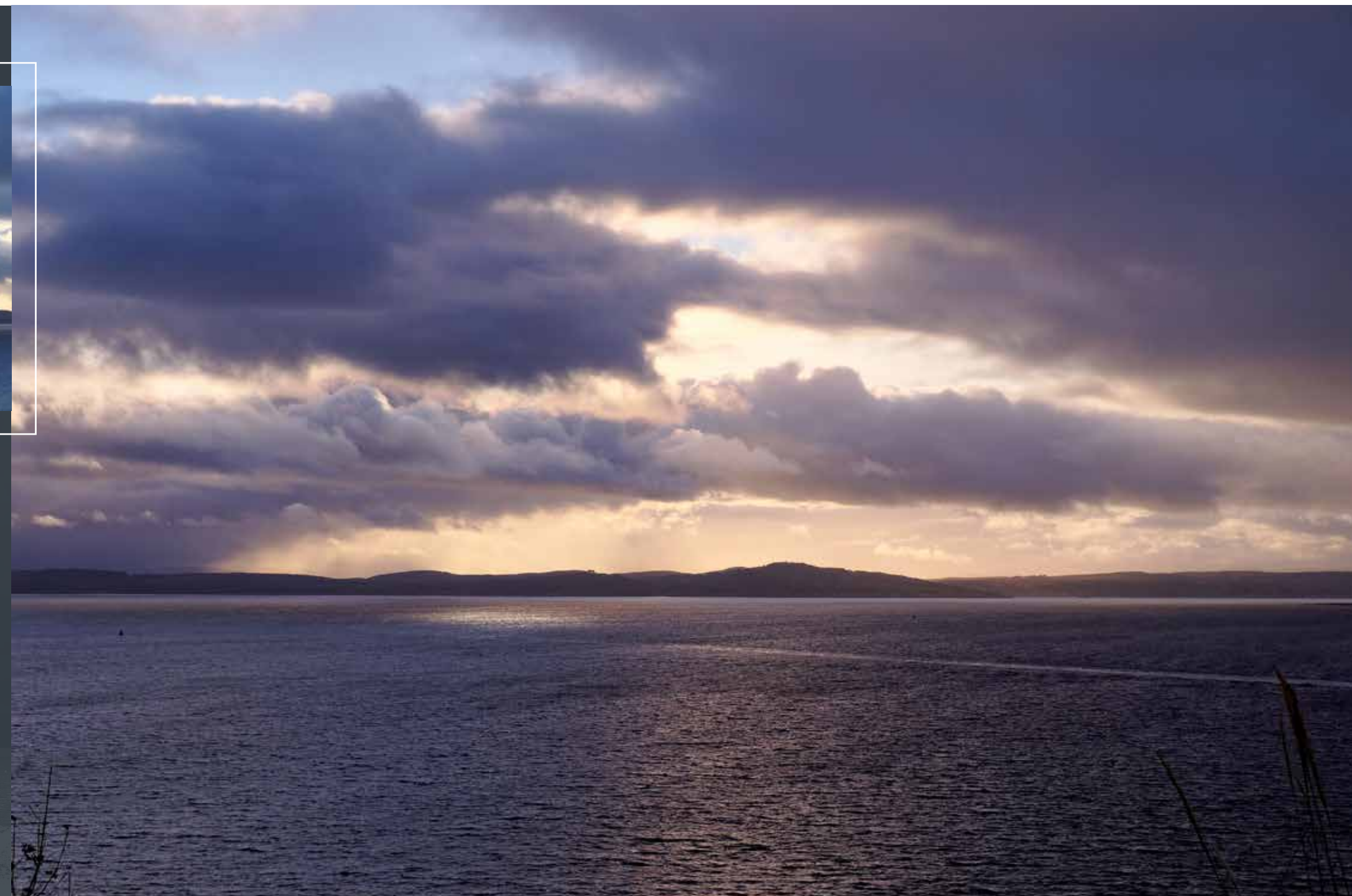
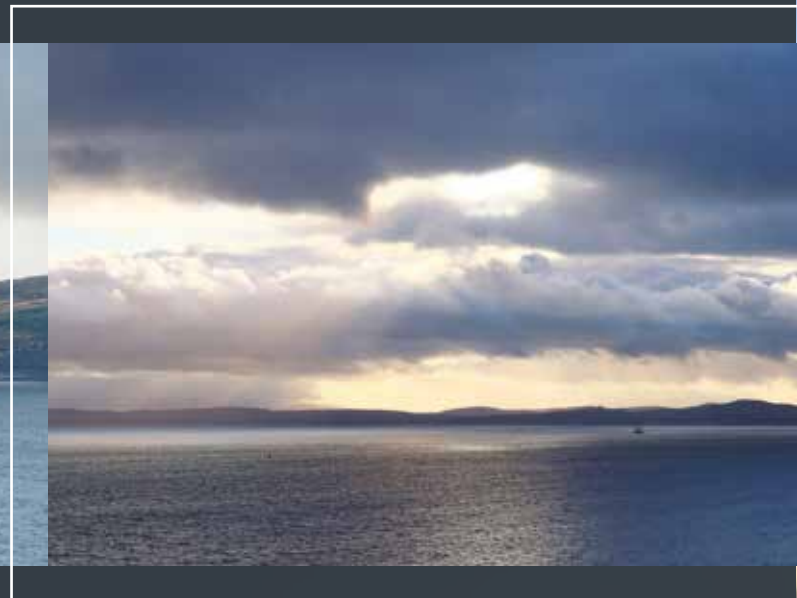




CRAIGALLION

10 MONTGOMERIE TERRACE, SKELMORLIE, NORTH Ayrshire, PA17 5DT


McEwan Fraser Legal
Solicitors & Estate Agents





SKELMORLIE



Weyme Bay - Ferry Terminal - Train Sation - Golf Club - Shore Road

Skelmorlie Shore - Golf Club - Bowling Club - Tennis Court



L A R G S



BRIEF AND COLOURFUL HISTORY OF ORIGINAL OWNER WILLIAM WATSON

Visitors to Glasgow Museum of Transport may give the model of a Clyde paddle steamer in its glass display case only a cursory glance, but if they were aware of the epic story associated with this little vessel named 'Eagle' it would certainly hold their attention! And if they knew of her heroic Scots skipper, William Watson, whose exploits in the American Civil War, both as a soldier in the Confederate Army and as master of the 'Eagle' running the blockade of Southern ports, the vessel would hold a special fascination.



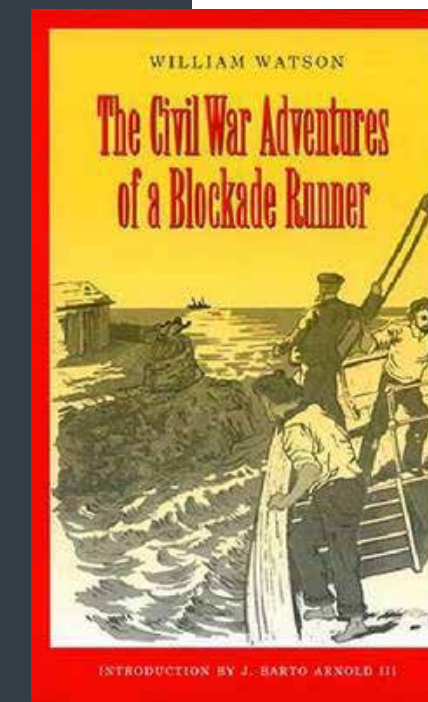
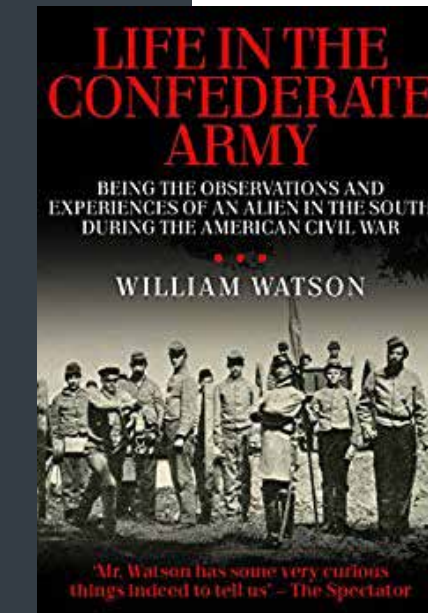
Watson is held in high regard by historians in the U.S. for two books he wrote on his return to Scotland, 'Life in the Confederate Army' and 'The Adventures of a Blockade Runner', published in Britain in 1887, which have become sources of reference for Civil War writers. When his army book was published the Boston 'Sunday Herald' proclaimed it 'the best story of the Southern side yet written'.

William Watson was born in 1826 in Skelmorlie, Ayrshire, on the Firth of Clyde. His father Henry Watson, was English by birth and a landscape gardener who came to Skelmorlie in 1820 to layout the grounds of Ashcraig and remained there for forty years. William would have been brought up with the vista of the Firth on his doorstep at a time when paddle steamers were heralding the new era of steam population. This may have stimulated his interest in ships and travel since in 1846, as a young man of twenty, he left home to journey to the Caribbean islands and the prospect of a new life with the flavour of adventure.

By the time the Civil War broke out in 1861, Watson had become a respected figure in the business community: but, as a British National, found himself in an ambivalent position. Wishing to be supportive of friends, he had become an active member of the local volunteer company of riflemen. The rest is now history and a colourful and interesting career was thus formed.

Watson eventually returned home to his native Scotland after his eventful life during the Civil War and its aftermath with sufficient assets, it appears, to set himself up in business. He started a shipbuilding yard in Port Glasgow, building small steam vessels and he was the proprietor of the Ladyburn Boilerworks in Greenock. He prospered to the extent that he could afford a fashionable house in Glasgow and a large villa in his home village of Skelmorlie. He was married at the age of forty-five and in his time built three houses in Skelmorlie, two of which he called after battles he had taken part in, Pea Ridge and Oakhill. Pea Ridge is now known as Craiggallion!

Watson's exploits have been featured on the BBC programme "Clydebuilt", presented by David Hayman.





PROMINENTLY
SITUATED IN
AN ELEVATED
POSITION ON ONE
OF SKELMORLIE'S
MOST SOUGHT
AFTER AVENUES,
'CRAIGALLION'
OFFERS SUPERB
VIEWS (BOTH DAY
AND NIGHT) OVER
THE FIRTH OF CLYDE
TOWARDS BUTE AND
ARRAN AND IS ONE
OF THE FINEST
HOMES IN THE AREA
TO BE MARKETING
FOR SOME TIME.

This is a charming, six bedroom detached, traditional villa constructed around 1871, which is deceptively spacious and provides a highly successful marriage of traditionally proportioned apartments with a number of unique features and has the added benefit of planning permission to construct a separate four bedroom detached house (approx 2000 sq ft) within the grounds. The property sits within large mature gardens, which have been professionally landscaped to enjoy the simply wonderful outlook and further benefit from a patio area, private seating areas, greenhouse and vegetable patch. The property can be accessed via a private carriage driveway, offering off-road parking for a number of vehicles, leading to an independent detached garage (power and light), with a log store under.

Over the last few years, the property has been refurbished, modernised and updated by the current owners, carefully retaining a wealth of the traditional features, alongside a wonderful blend of 21st century improvements, making this property "as unique as it is beautiful". The traditional building has been carefully maintained both internally and externally, to create fantastic and flexible accommodation, which only a viewing will qualify. The bespoke interior offers sophisticated living space, with exquisite, restored period detailing including ornate cornicing and rose work, fireplaces, skirtings and working shutters, which is inherent with a home of this age and character. It also benefits from a new roof to both the main house and detached outbuilding in 2012.

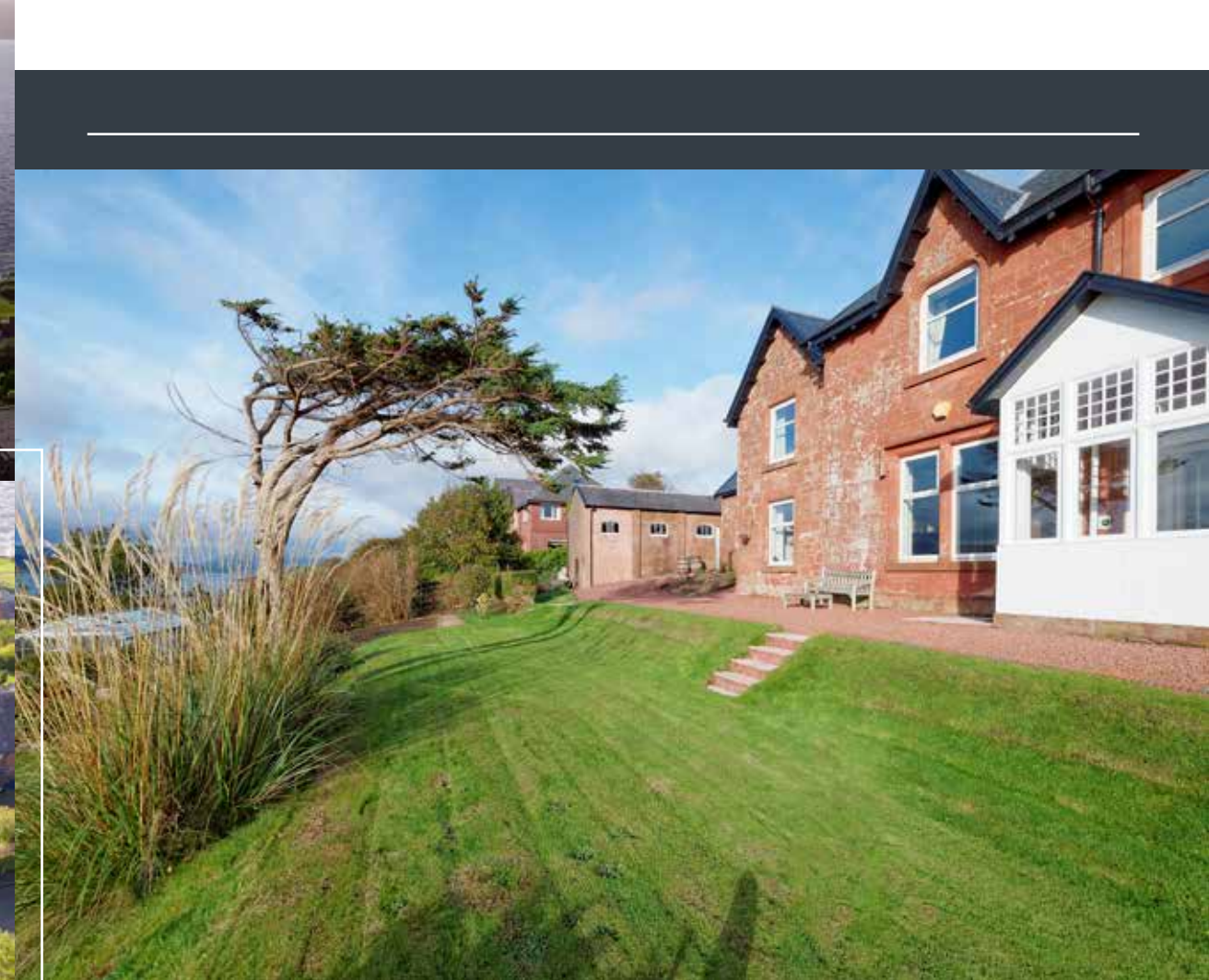
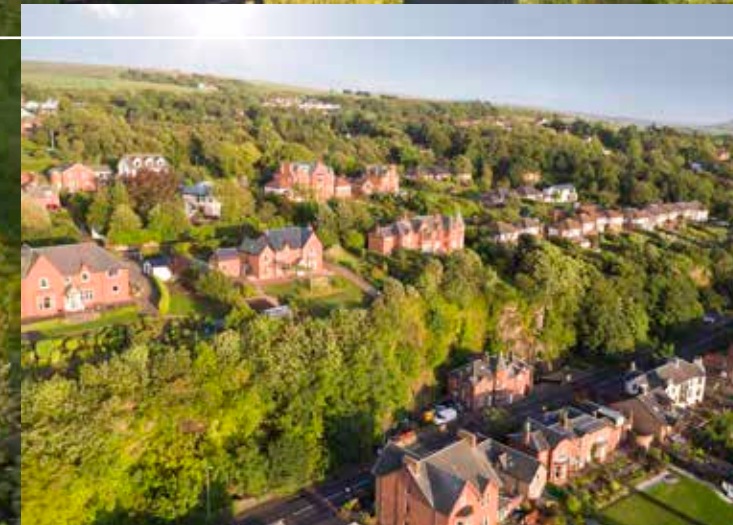
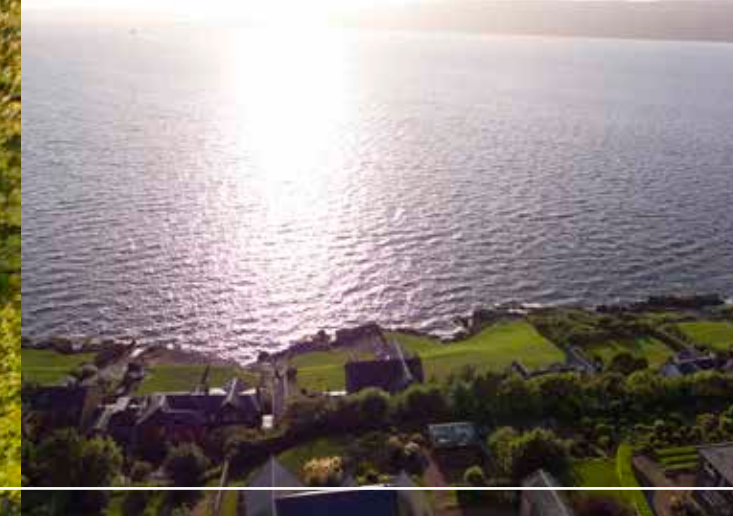
The subjects are entered via a private vestibule, with a further glazed door leading through to a large welcoming reception hallway, with staircase off to the upper landing and access to the principle ground floor apartments, which are colonial in style. The lounge is of palatial proportions, with both high ceilings and intricate ceiling cornicing. The bay window, to the rear aspect, floods the room with natural light and perfectly frames the outstanding views of the Firth of Clyde. The feature (open) fireplace is the other key focal point of this room. Glass sliding doors can easily be folded back to give open-plan access to the reception hallway. The separate open-plan dining room has ample space for a table and chairs for more formal dining with friends and family. The picture window to the rear aspect offers similar views to that of the lounge and also has a matching feature fireplace. A family room, with a feature picture window, is also located on the ground floor and is sure to be a popular feature with younger members of the family and for mum "keeping an eye", as this room is located just off the kitchen. It further benefits from a large storage cupboard (formerly pantry). The kitchen/diner has been beautifully fitted to include a good range of contemporary floor and wall mounted units, with a striking work surface, which provides a fashionable and efficient workspace. It further benefits from an integrated fridge freezer and a feature Belfast sink, making this the ideal kitchen for an aspiring chef. Every room has been designed to maximize the view and the kitchen is no exception. There is ample room in this area for a table and chairs for more informal gatherings and this zone is certain to become the very 'heart' of the home. The serving hatch to the dining room could be easily reinstated if desired. A spacious utility room (split into two sections) is located off the kitchen and is plumbed for a washing machine, tumble dryer and dishwasher. It also has a feature Belfast sink. A good-sized cloakroom/boot room and separate sewing room, with original wall units, complete the impressive ground floor accommodation.

The original sweeping staircase leads to first floor level, revealing six substantial bedrooms, a fantastic family bathroom, and a separate shower-room. An ornate leaded glass window provides a stunning focal point from the landing. The master bedroom is the last word in luxury, with a picture window offering tremendous views into the distance and a feature fireplace. All of the bedrooms have space for additional free-standing furniture if required. The four-piece bathroom and separate shower room create the perfect ambience in which to unwind. A linen cupboard (off the landing) complete the accommodation on this level.

The specification includes gas central heating and double glazing for additional peace of mind.



CRAIGALLION



ENTRANCE HALLWAY LOUNGE

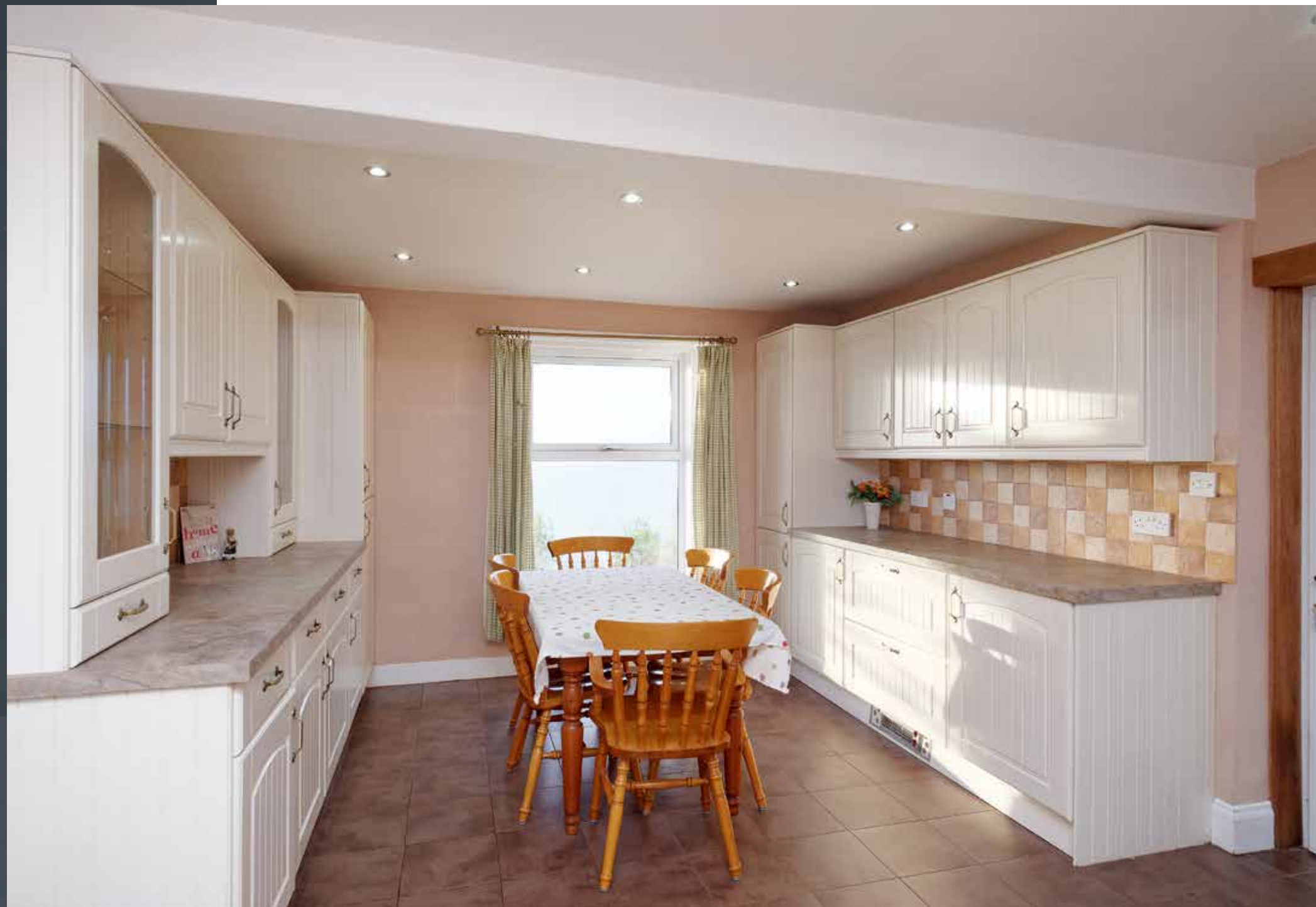


THE LOUNGE IS
OF PALATIAL
PROPORTIONS,
WITH BOTH HIGH
CEILINGS AND
INTRICATE CEILING
CORNICING

KITCHEN/DINER
DINING ROOM



EVERY ROOM HAS
BEEN DESIGNED
TO MAXIMIZE
THE VIEW AND
THE KITCHEN IS
NO EXCEPTION



FAMILY ROOM
SEWING ROOM



AN ORNATE LEADED GLASS
WINDOW PROVIDES A STUNNING
FOCAL POINT FROM THE
LANDING



MASTER BEDROOM BEDROOMS 2-4



THE MASTER
BEDROOM IS THE
LAST WORD IN
LUXURY, WITH A
PICTURE WINDOW
OFFERING
TREMENDOUS
VIEWS INTO THE
DISTANCE



BEDROOMS 5-6 BATHROOM CLOAKROOM/BOOT ROOM SHOWER ROOM



THE PROPERTY
SITS WITHIN
LARGE MATURE
GARDENS, WHICH
HAVE BEEN
PROFESSIONALLY
LANDSCAPED
TO ENJOY THE
SIMPLY WONDERFUL
OUTLOOK



ETERNALS OUTBUILDINGS

Externally, there is a detached outbuilding with power and light. It is set over two levels and is currently being used for storage but has a range of uses. It has been cleverly incorporated into the planning permission for the new detached residence within the grounds.

Planning Permission For New Build Within Grounds:

Full planning permission was granted on the 14th November 2014 (14/00541/PP) for the erection of a substantial & executive detached house that incorporates the existing detached outbuilding and makes full use of the outstanding view. It is assumed that the plot has no onerous burdens or restrictive servitudes within the title. We understand the approx size of the new build is circa 2000 sq ft.

Residential Sales Value:

Due to the exclusive location and outstanding outlook, we feel demand would be high for this unit once constructed. We have carried out our own market research and spoken to a local chartered surveyor and would suggest the re-sale valuation to be around £315,000/£325,000.

Services:

We believe that all main services are located in the vicinity of the site. However, prospective purchasers should make their own enquiries with the appropriate service providers.

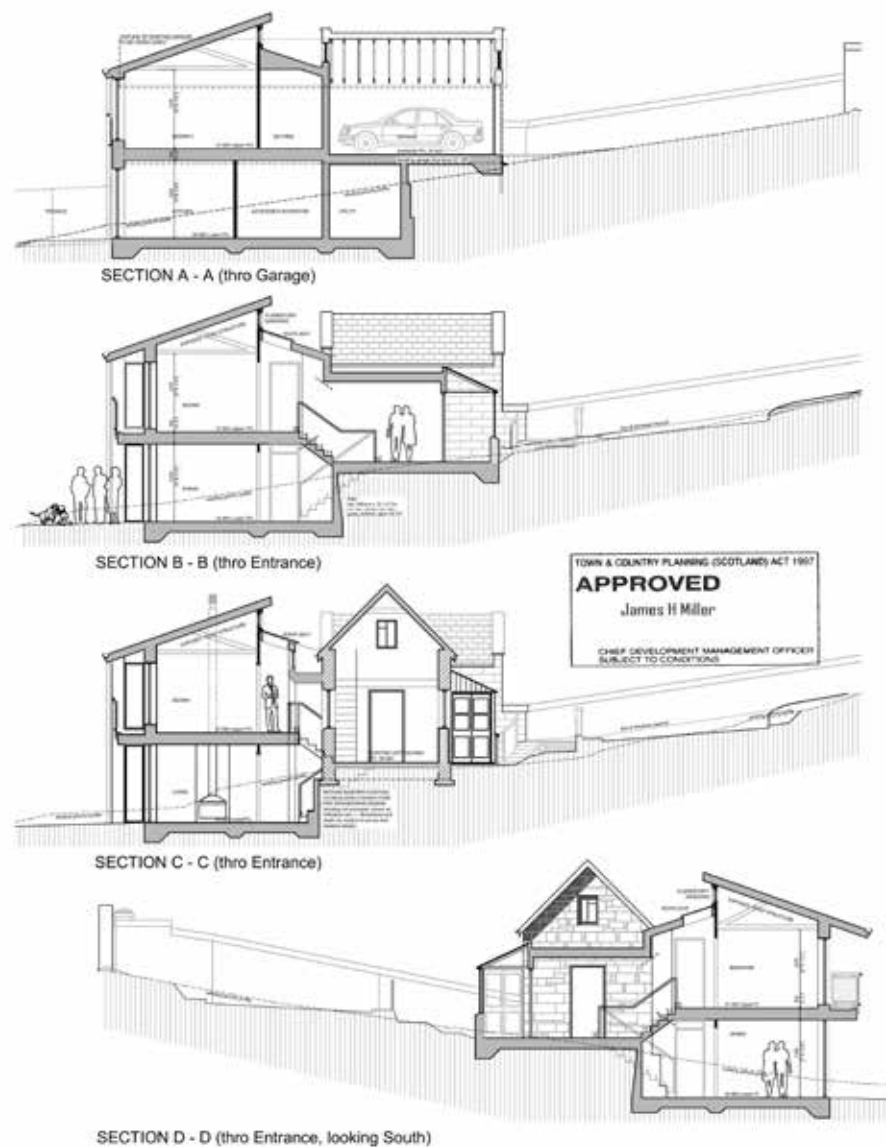
Additional Information:

Further information to that shown, which includes all planning drawings and decision notice can be made available upon request. Please note that we have included consented outline design drawings within this schedule and as such will require significant further design development, prior to submission for Building Warrant.

McEwan Fraser Legal are of the opinion that early internal inspection is absolutely imperative to appreciate the extent, standard and flexibility of accommodation on offer at this asking price and to avoid disappointment.



PROPOSED PLANS



Sections are viewed looking North unless otherwise noted

NOTES: see drg no 13-04/C/106

Mr & Mrs H Logue
CRAIGALLION COTTAGE, SKELMORLIE

Sep 2014 Scale 1:100 @ A3

SECTIONS AA, BB, CC, DD
Drg No 13-04/C/105

/105



TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997
APPROVED
James H Miller
CHIEF DEVELOPMENT MANAGEMENT OFFICER
SUBJECT TO CONDITIONS

NOTES: see drg no 13-04/C/106

Mr & Mrs H Logue
CRAIGALLION COTTAGE, SKELMORLIE

Sep 2014 Scale 1:100 @ A4

ELEVATIONS
Drg No 13-04/C/106

/106



TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997
APPROVED
James H Miller
CHIEF DEVELOPMENT MANAGEMENT OFFICER
SUBJECT TO CONDITIONS

NOTES: see drg no 13-04/C/106

Mr & Mrs H Logue
CRAIGALLION COTTAGE, SKELMORLIE

Sep 2014 Scale 1:100 @ A3

FLOOR PLANS
Drg No 13-04/C/103

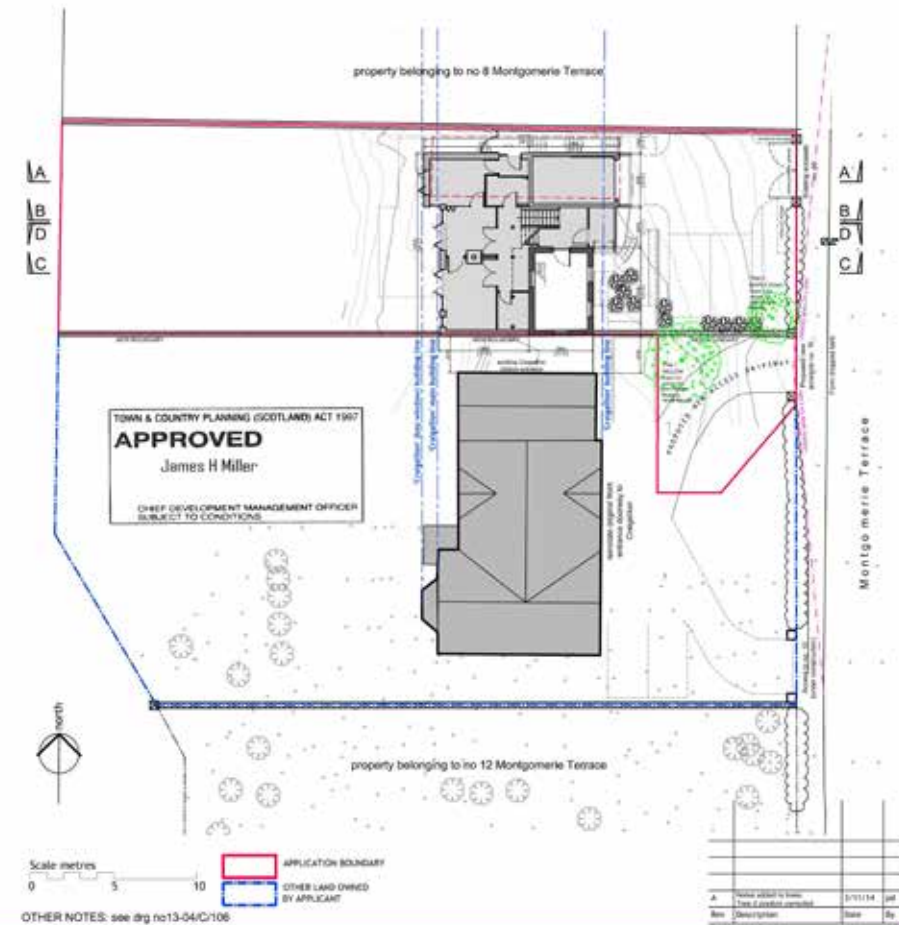
/103

NOTES re Trees:

WILLOW (Tree 1) is suffering from Disease and Honey Fungus, thus deemed dangerous, due to its rotten state. It is intended to remove this tree for safety reasons as soon as possible.
A similar Willow will be planted in an appropriate location nearby as a replacement.

MAPLE/Alder (Tree 2): In view of its proximity (80cm approx) to the proposed new boundary wall, two options are proposed:
Option 1: excavate down carefully by hand to the top of the root system without disturbing it, cover with a Visqueen membrane to take a normal foundation for the boundary wall.

Option 2: Should Option 1 be found inadvisable once the root system is exposed, a floating foundation spanning 1.5m over the root system is proposed, comprising 25mm steel reinforcing rods 30cm intervals bored vertically through the root system into the subsoil/sandstone to a depth of 70cm. These rods to be into an in situ reinforced concrete lintel spanning the 1.5m over the root system between the ends of the conventionally built boundary wall each side. Note that the Montgomery Terrace footway (pavement) level is approx 50cm above garden ground level.
Should this tree fall at a future date a new Maple will be planted in an appropriate location nearby as a replacement.



Mr & Mrs H Logue
CRAIGALLION COTTAGE, SKELMORLIE

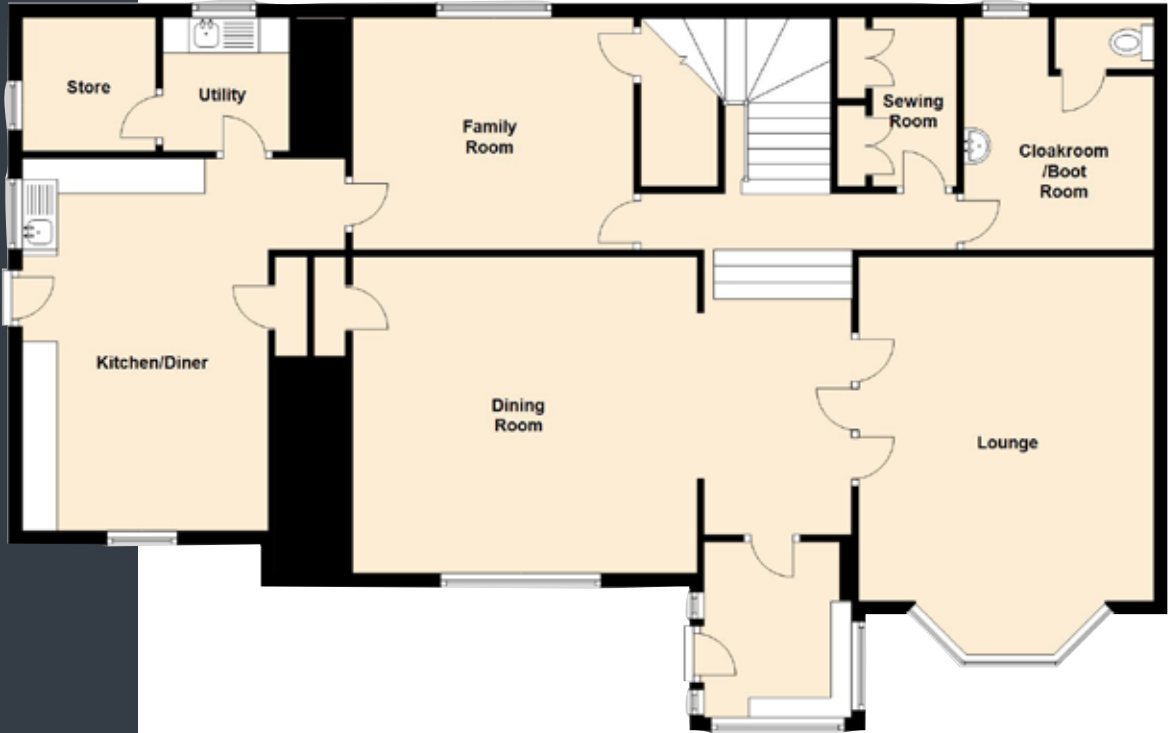
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SITE LAYOUT
Drg No 13-04/C/102 rev A

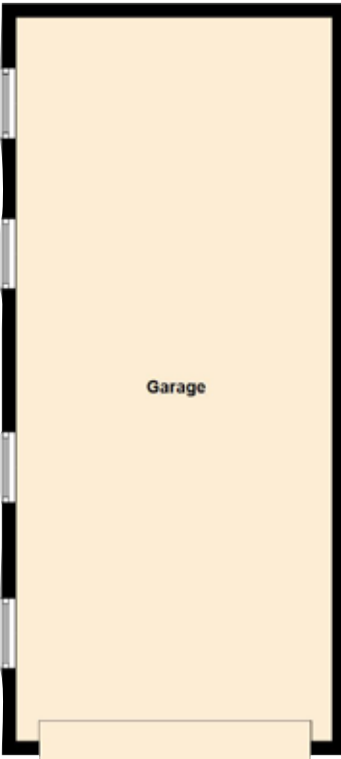
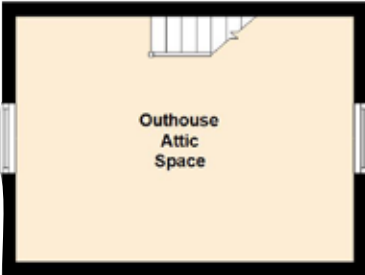
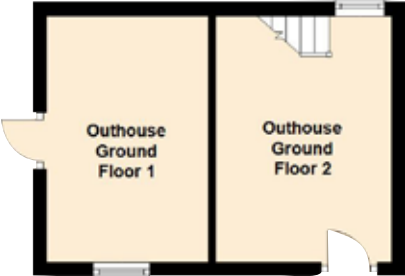
/102 A

CRAIGALLION FLOOR PLAN

Ground Floor



First Floor



DIMENSIONS

Approximate Dimensions (Taken from the widest point)

| | |
|---------------------|--------------------------------|
| Ground Floor | |
| Lounge | 4.90m (16'1") x 4.20m (13'9") |
| Dining Room | 4.90m (16'1") x 4.50m (14'9") |
| Family Room | 4.00m (13'1") x 3.30m (10'10") |
| Kitchen/Diner | 5.30m (17'5") x 3.50m (11'6") |
| Utility | 1.90m (6'3") x 1.80m (5'11") |
| Store | 1.90m (6'3") x 1.90m (6'3") |
| Sewing Room | 2.40m (7'10") x 1.70m (5'7") |
| Cloakroom/Boot Room | 3.30m (10'10") x 2.70m (8'10") |

| | |
|----------------|---------------------------------|
| First Floor | |
| Master Bedroom | 4.50m (14'9") x 4.50m (14'9") |
| Bedroom 2 | 4.50m (14'9") x 3.90m (12'10") |
| Bedroom 3 | 3.00m (9'10") x 2.71m (8'11") |
| Bedroom 4 | 3.60m (11'10") x 3.60m (11'10") |
| Bedroom 5 | 3.50m (11'6") x 2.90m (9'6") |
| Bedroom 6 | 3.60m (11'10") x 2.60m (8'6") |
| Bathroom | 3.00m (9'10") x 3.00m (9'10") |
| Shower Room | 2.19m (7'2") x 1.60m (5'3") |

| | |
|-------------------------|---------------------------------|
| External | |
| Outhouse Ground Floor 1 | 3.50m (11'6") x 2.30m (7'7") |
| Outhouse Ground Floor 2 | 3.50m (11'6") x 2.50m (8'2") |
| Outhouse Attic Space | 4.80m (15'9") x 3.50m (11'6") |
| Garage | 10.30m (33'10") x 4.50m (14'9") |

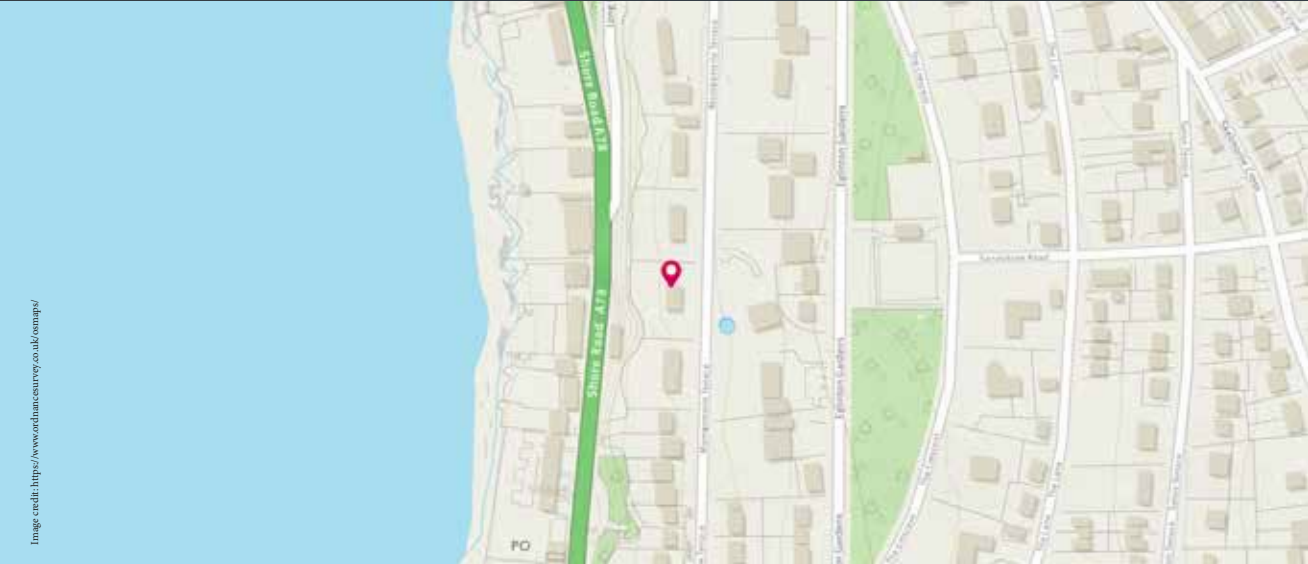
Gross internal floor area (m²): 246m²

EPC Rating: E

PROPERTY FEATURES



Image credit: <https://www.ordnancesurvey.co.uk/osmap/>





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Part
Exchange
Available

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Text and description
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 Regional Manager



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALLY CLARK
 Designer