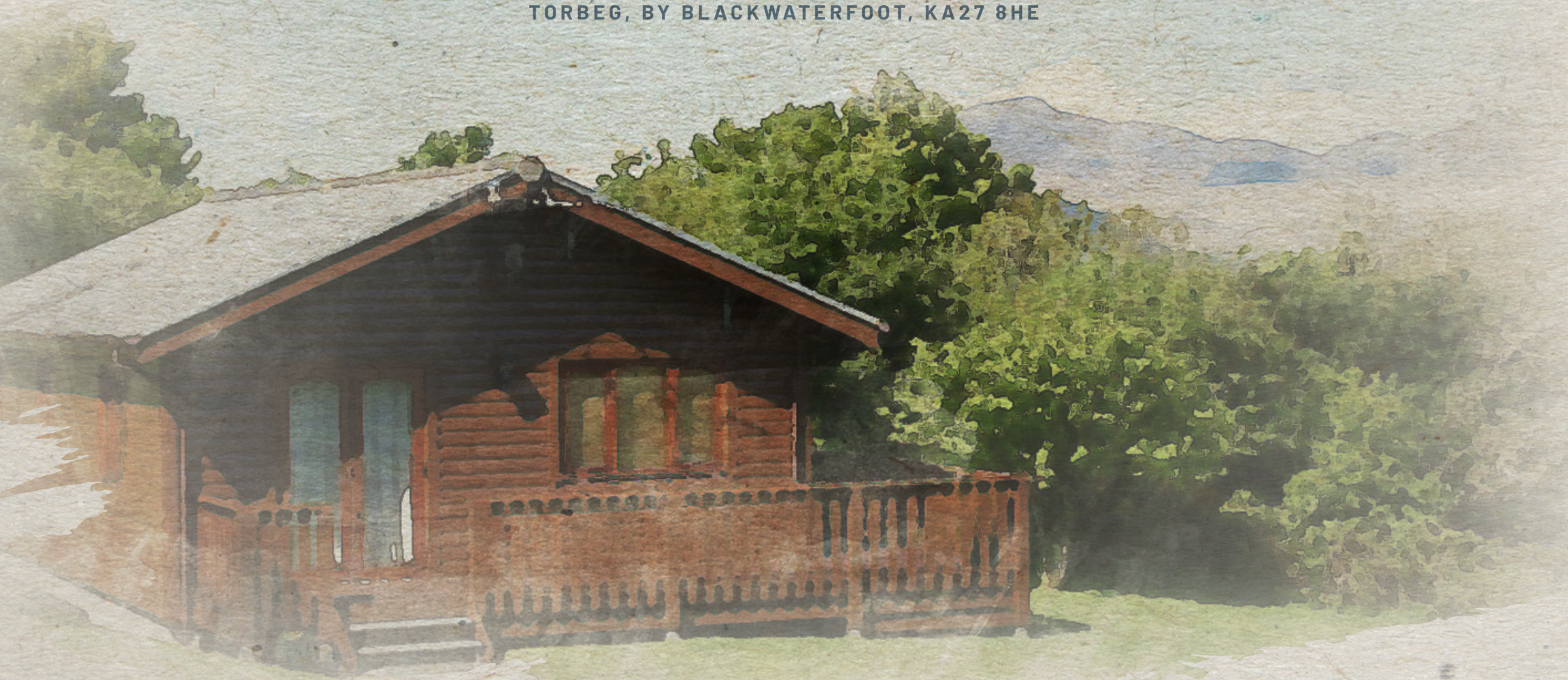


Torbeg

COUNTRY LODGES

TORBEG, BY BLACKWATERFOOT, KA27 8HE



THE ISLE OF ARRAN

Arran is some twenty five miles long and twelve miles wide and offers some of the most spectacular and beautiful scenery in Scotland, ranging from the rugged granite ridges in the north, dominated by

Goatfell (2,866 feet), to the undulating plains and valleys in the south. A good road encircles the island for fifty-six miles, whilst two others cross from east to west. Activities include:

Walks - Arran provides unsurpassed walks and rambles. Keep an eye out for red squirrels, red deer, golden eagles, otters, seals, dolphins and, maybe, basking sharks.

Fishing - Burn, loch and sea angling is available to the public. For shore fishers, there are miles of easily accessible beaches where a good sport may be enjoyed.

Riding & Trekking - Pony trekking is available at Blackwaterfoot, Kilmory and North Sannox.

Golf - There are seven golf courses. Competitions are run regularly, throughout the year, at most courses.

Bowling & Tennis - Bowling greens are open to visitors at Brodick, Lamlash and Whiting Bay. Tennis courts are available at most villages.

Cycle Hire - Cycles can be hired in all the main villages.

View of Arran from the water as well as examples of local features and activities that can be found on Arran





BLACKWATERFOOT



Scenes of Blackwaterfoot's Coastline and surrounding area, Local Amenities, Kinloch Hotel, Shiskine Golf and Tennis Club & St Molios Parish Church



Scenes of Blackwaterfoot's Coastline, Blackwaterfoot Lodge, Shiskine Hall & Scenic Local Views

PLOTS 8 & 9
TORBEG COUNTRY LODGES



Torbeg Country Lodges are within easy reach of local facilities at Blackwaterfoot, including Post Office, newsagent, butchers and general store. The renowned Kinloch Hotel has a swimming pool, which is open to non-residents. The Shiskine Golf Club is approximately eleven miles south west of Brodick, off the A841 and at the western end of the B880 (known as "The String") which traverses the island from the main centre and ferry port of Brodick.

The local primary school is at Shiskine and the secondary school is located in Lamlash, to which pupils are conveyed daily. Brodick (the main town of Arran) has two larger Co-Op supermarkets and a good range of further professional services. Brodick is the port from which a regular daily sailing service by Caledonian MacBrayne leads to the mainland at Ardrossan. Commuters and travellers now benefit from Road Equivalent Tarrif (RET) ferry fares, which are substantially lower than before. Ardrossan has a main line rail station, with trains to Glasgow that connect with the ferry times, and is approximately thirty miles from Glasgow city centre. Prestwick International Airport is sixteen miles to the south of Ardrossan, with Glasgow International Airport twenty-four miles east of Ardrossan.

View from Lodges





PLOT 8 & 9, TORBEG COUNTRY LODGES

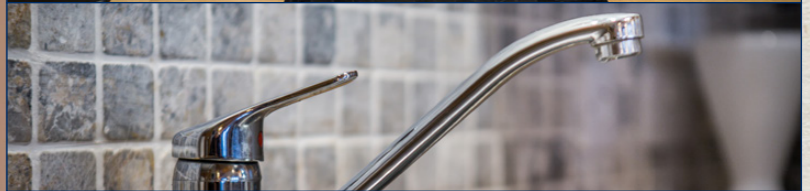
We are delighted to present to the open market a delightful development of newly constructed, three bedroom, holiday lodges in a very popular location, close to Blackwaterfoot and enjoying views across the Shiskine Valley. A perfect holiday retreat or investment/rental property, which can be used all year round.

The last two lodges (Plots 8 and 9) provide comfortable accommodation on one level and sit on a good-sized freehold plot. Both lodges will be located at the south west of the development, with partial views towards the sea in the south and towards Goatfell in the north.

The accommodation on offer briefly consists of a welcoming vestibule with utility area. A fully fitted contemporary kitchen, which is open plan, leads to the lounge space. There are three, well-proportioned bedrooms. The master benefits from an en-suite shower room. A family bathroom completes the impressive accommodation. Externally, there is an appended store, which is suitable for the storage of bikes and sporting equipment.

- Each lodge has French doors opening onto a decked area, making it possible for al-fresco dining and entertaining. Excellent views can be enjoyed across the Shiskine Valley from Blackwaterfoot to the Goatfell mountains from this vantage point.
- Entrance vestibule with utility area
- Integrated oven, hob, extractor and fridge
- Dual-aspect open-plan living zone
- Private parking and visitor parking
- Air source heat pump providing central heating at an economic cost.
- High levels of insulation to comply with current building regulations.
- Appended store
- Connected to water supply and electricity.

The lodges shown are for illustrative purposes only. Lodges 8 & 9 will be similar in size and specification



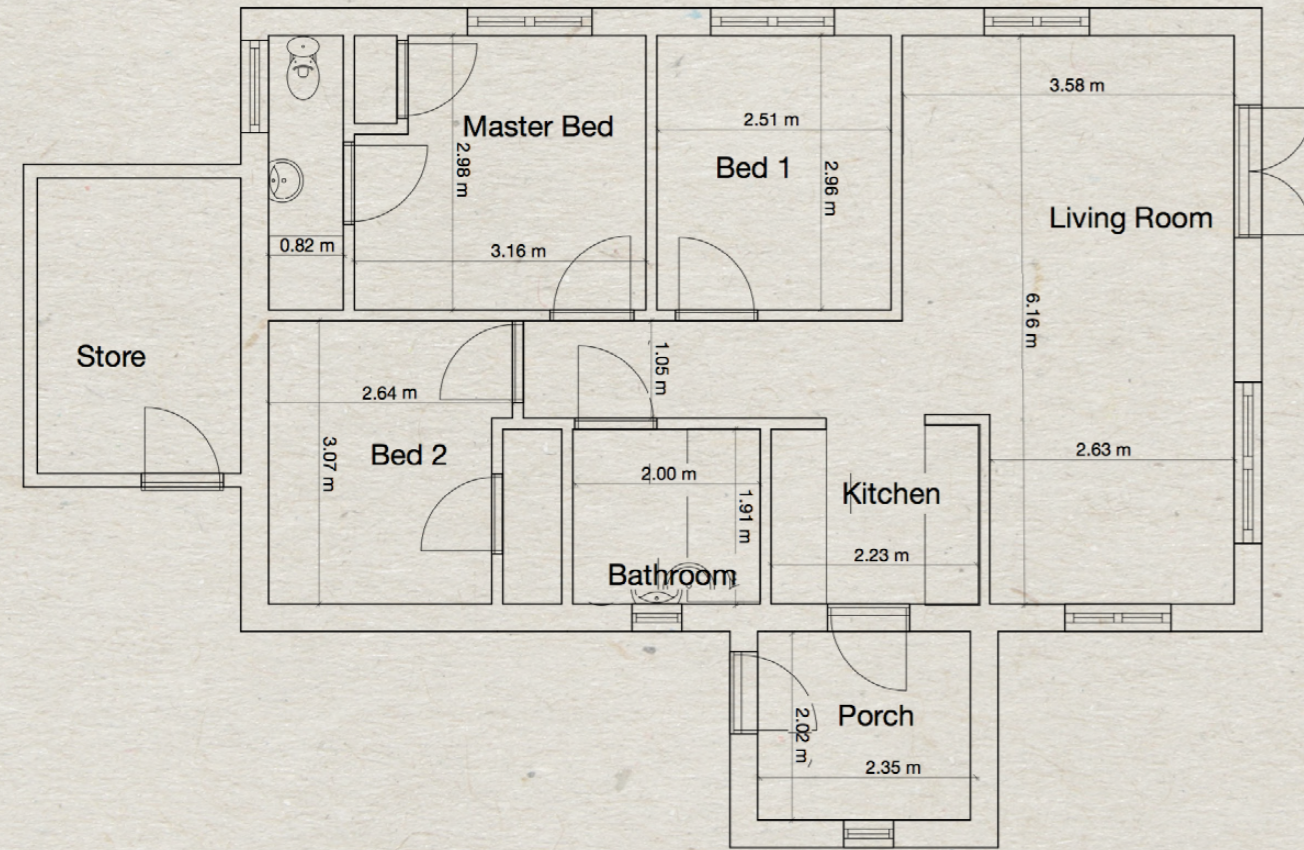
The lodges shown are for illustrative purposes only. Lodges 8 & 9 will be similar in size and specification



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PLOT 8 & 9 SPECIFICATIONS



Each lodge is offered at a fixed price, in advance of their completion and will be sold with one meter of freehold ground round the perimeter of the decking. The agreed price also includes the cost of the plot of land, which is payable upon conclusion of the initial missives. The balance of the purchase price is payable in three staged payments. A certificate will be issued on completion of the build.

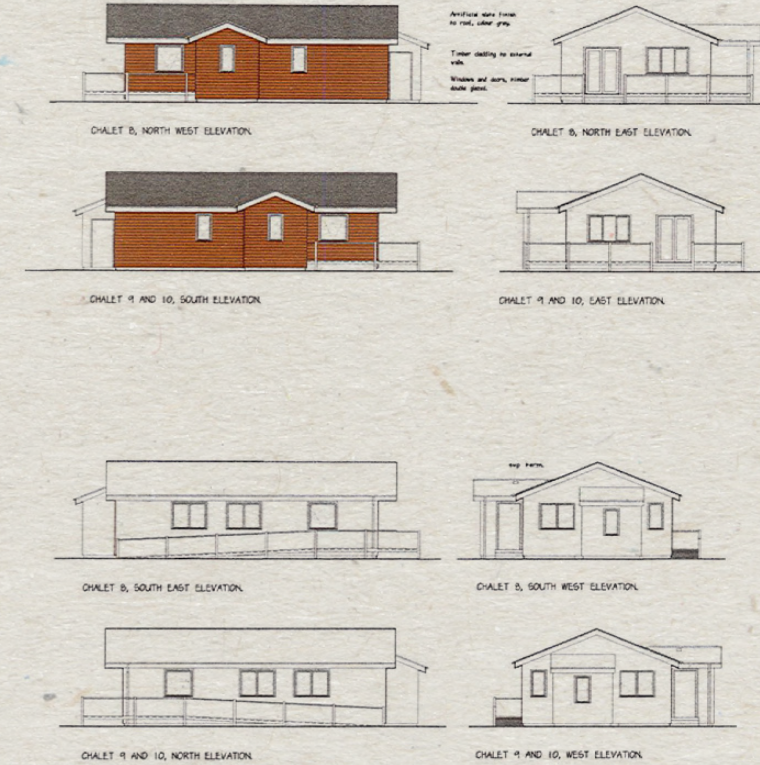
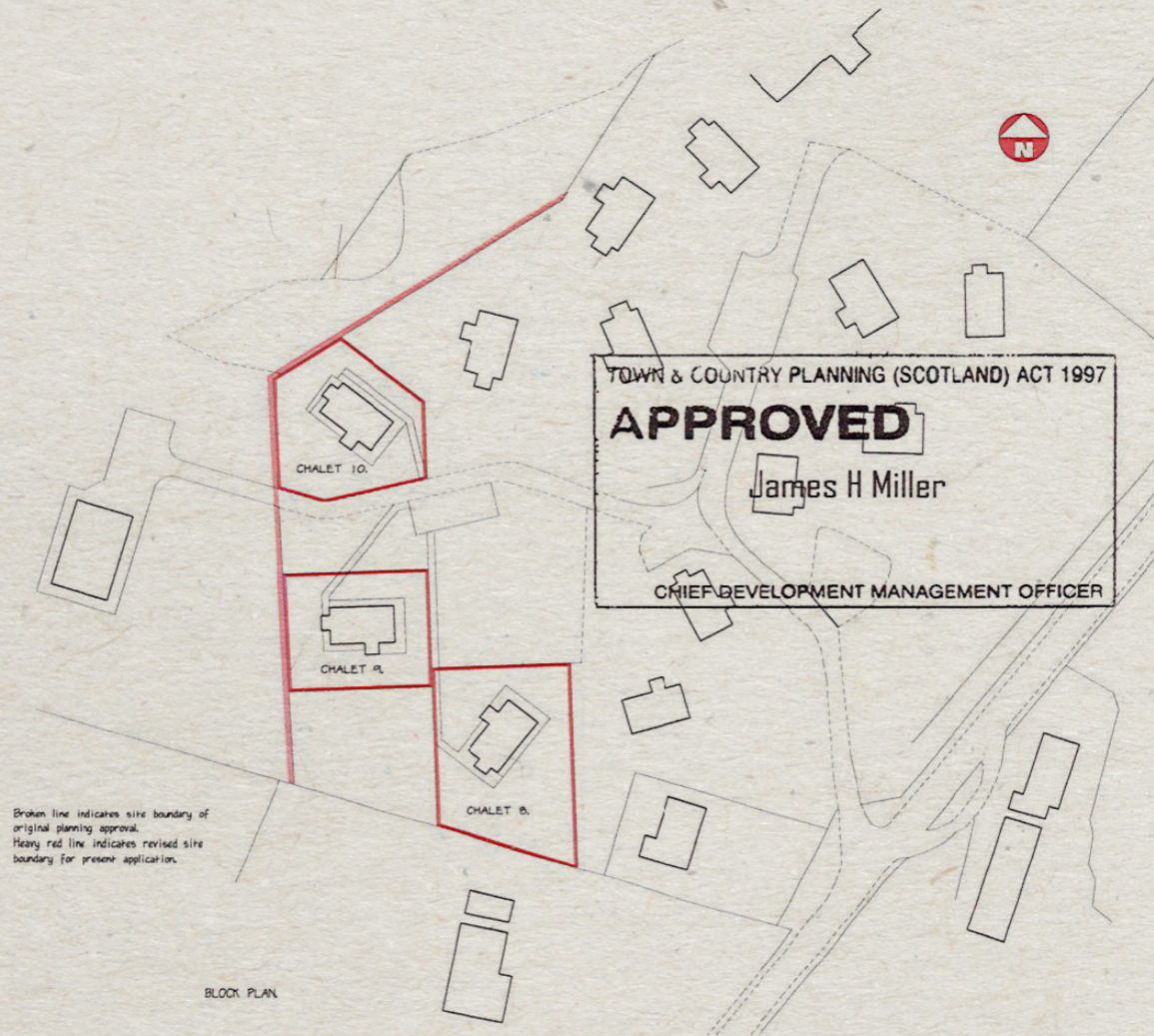
NOTE: The lodge cannot be used as a sole place of residence.

Site Management

The site owners manage the site, which is available for communal use by all lodge owners. The current annual charge is £1500 (January 2018). Each new lodge owner will be asked to enter into an agreement with the site owners (Deed of Condition), which will determine common obligations.

Directions

From Brodick Pier, turn right and proceed through the village taking the B880 String Road to Blackwaterfoot. On reaching the main A841 road, turn right into Blackwaterfoot. Travel through the village and head up the hill towards Torbeg. The Country Lodges are located on the left hand side, immediately before Shiskine Hall.






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