



# Snug Cottage

Main Street, Lochranza, Isle of Arran, North Ayrshire, KA27 8HL



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents

# Lochranza

Isle of Arran, North Ayrshire, KA27 8HL

Lochranza is thought to be the most scenically attractive of Arran's villages and is sheltered by the surrounding hills. The village focal point is Lochranza Castle, which sits on a shingle spit. On the southern side of the loch, other attractions include the Isle of Arran Distillery, which began production in 1995, the large population of red deer, golden eagles, seals and otters and an 18-hole golf course. There is a ferry terminal that allows quick access to the stunning West of Scotland via Claonaig. Kintyre here we come ! The village has an active local community, post office, surgery and the 'Stags' restaurant, which is renowned for excellent food. Primary schooling is available at the nearby village of Pirmill, with secondary schooling in Lamlash.

Brodick (Arran's main town) has two larger Co-Op supermarkets and a full range of professional services. Brodick is the port from which regular sailings throughout the day, serviced by Caledonian MacBrayne, lead 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 30 miles from Glasgow City Centre. Prestwick International Airport is 16 miles to the south of Ardrossan, with Glasgow International Airport 24 miles east of Ardrossan.



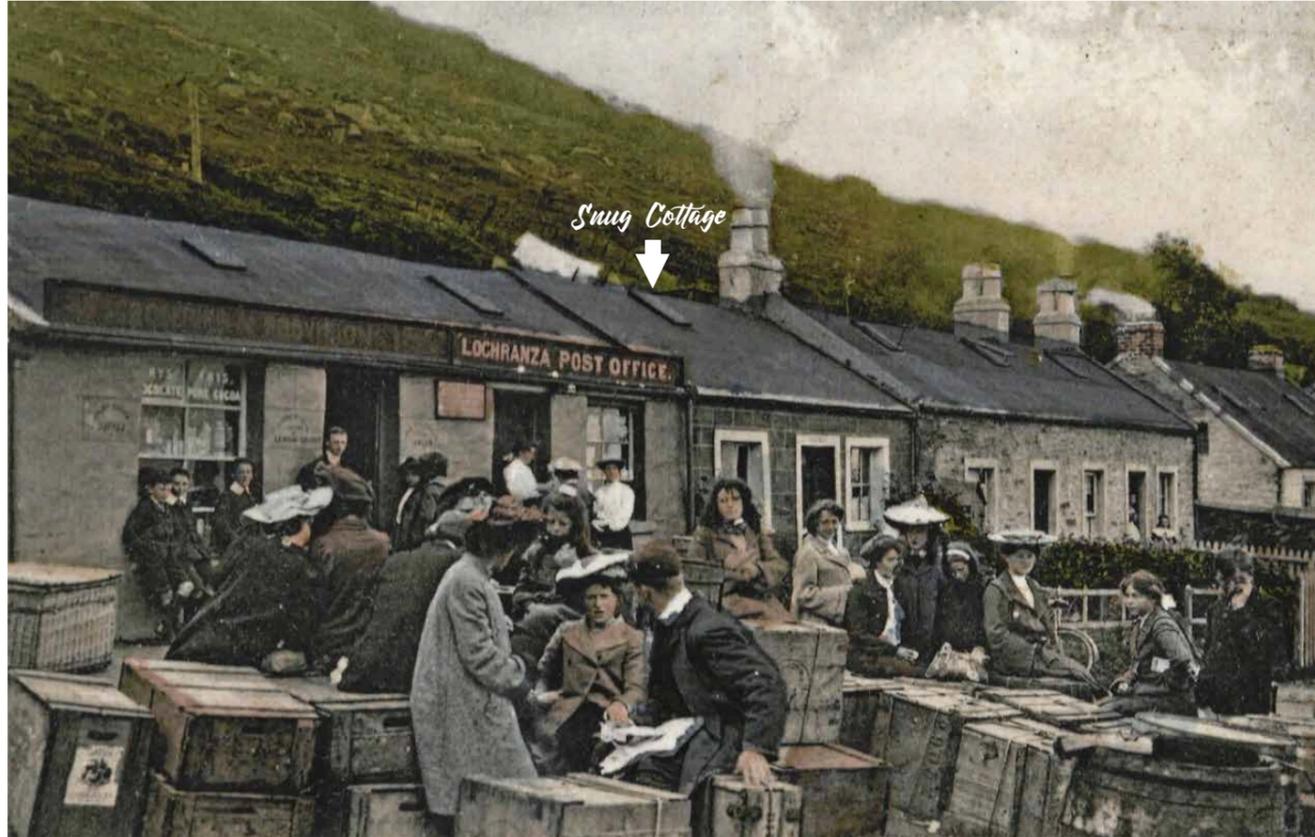


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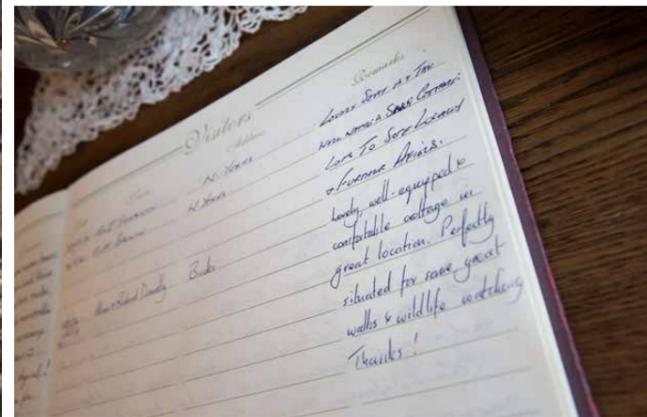
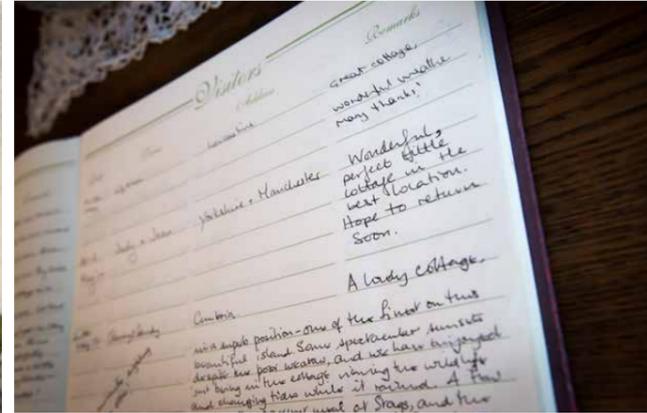
'Snug Cottage' is a striking, two-bedroom, old fisherman's cottage, in the heart of the historic village of Lochranza. Lovingly restored by its present owners, it is now a welcoming, well equipped and 'cosy' hideaway and boasts views over the Castle. Displaying a stunning frontage, the house offers some beautiful design features from a bygone era and offers flexible and versatile accommodation, formed over a two-storey layout. Although the house is very much a traditional home, it has a contemporary, modern feel. Room usage can be

adapted to meet individual purchasers' needs and is currently let as a very successful holiday cottage. The property sits within mature, cottage-style gardens, which provide a private and safe environment for children and/or pets. Alfresco dining in the front garden is highly recommended! The elevated rear garden provides seasonal colour and benefits from tremendous views of the Castle and Loch, which can be enjoyed from several vantage points. This would be the perfect spot for a summerhouse or similar.

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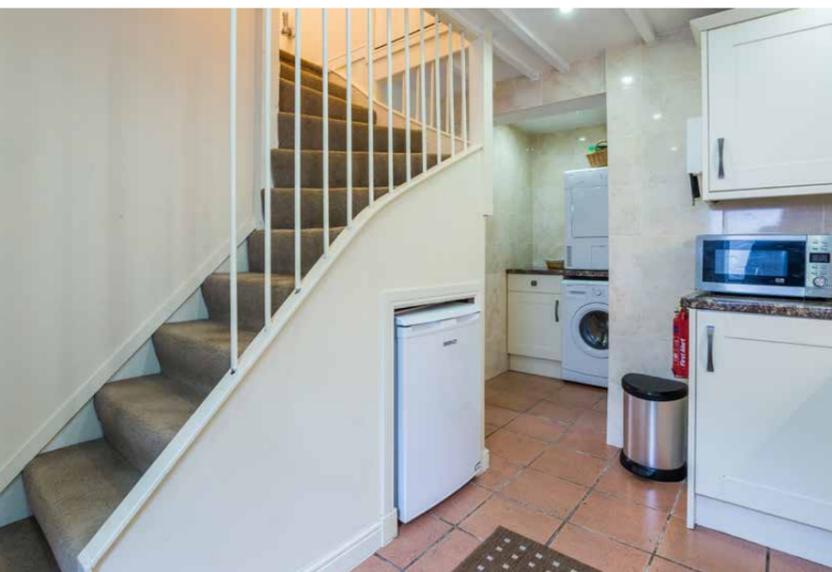
Snug Cottage (Circa 1890)



# Kitchen

In more detail, the property comprises: A welcoming lounge/diner, which is positioned to the front, has ample space for a range of furniture configurations and benefits from a feature fireplace with a wood-burning stove. Twin windows overlook the castle. Access can be gained from here into the kitchen, which has been beautifully fitted to include a good range of contemporary floor and wall mounted units with a striking worktop, providing

a fashionable and efficient workspace. It further benefits from an integrated oven, hob, extractor and space for a dishwasher and fridge (under stairs). A useful utility area is located off the kitchen and space is provided for a washing machine and tumble dryer. A door opens from the kitchen into the storage/boot room. Access is gained to the rear garden from here.





# Lounge/Diner



Stairs rise from the kitchen to the first-floor landing with two useful storage cupboards. The upper accommodation comprises of two, well-proportioned bedrooms to the front aspect. Immediately impressive are the picture windows, which flood the room with natural light and

provides tremendous views over the castle and beyond. A four-piece bathroom, with a separate shower cubicle, completes the impressive accommodation. The high specifications of this family home also include double glazing and electric heating.

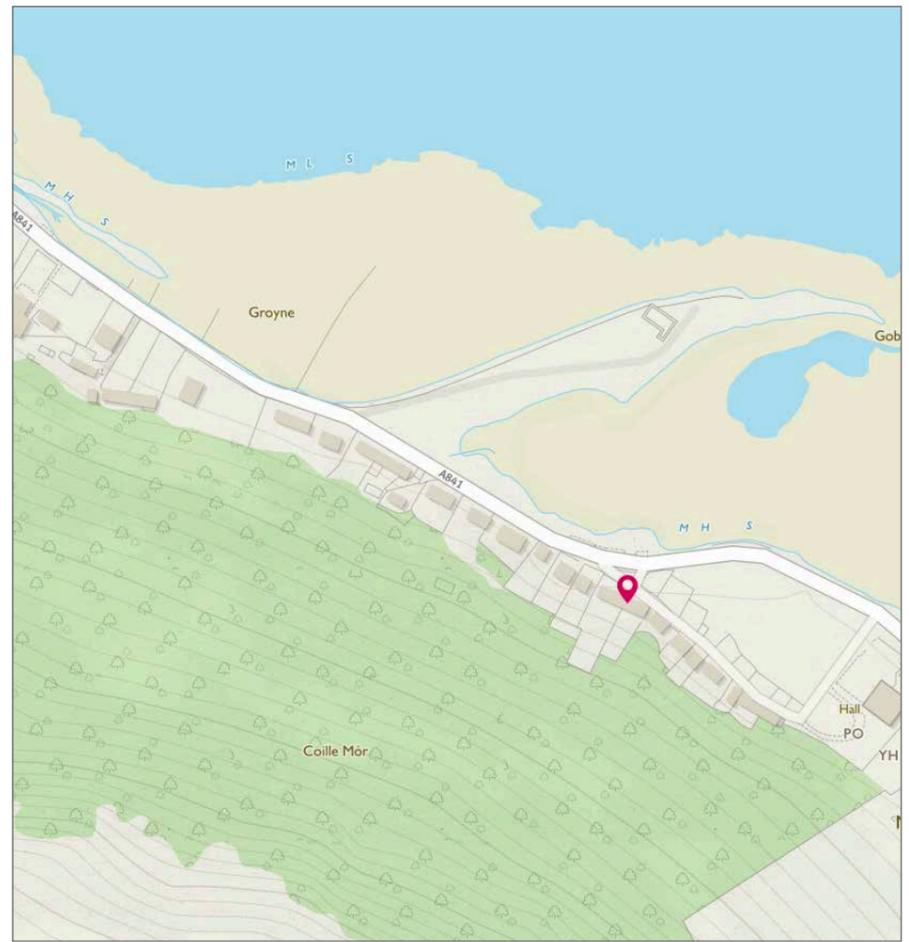
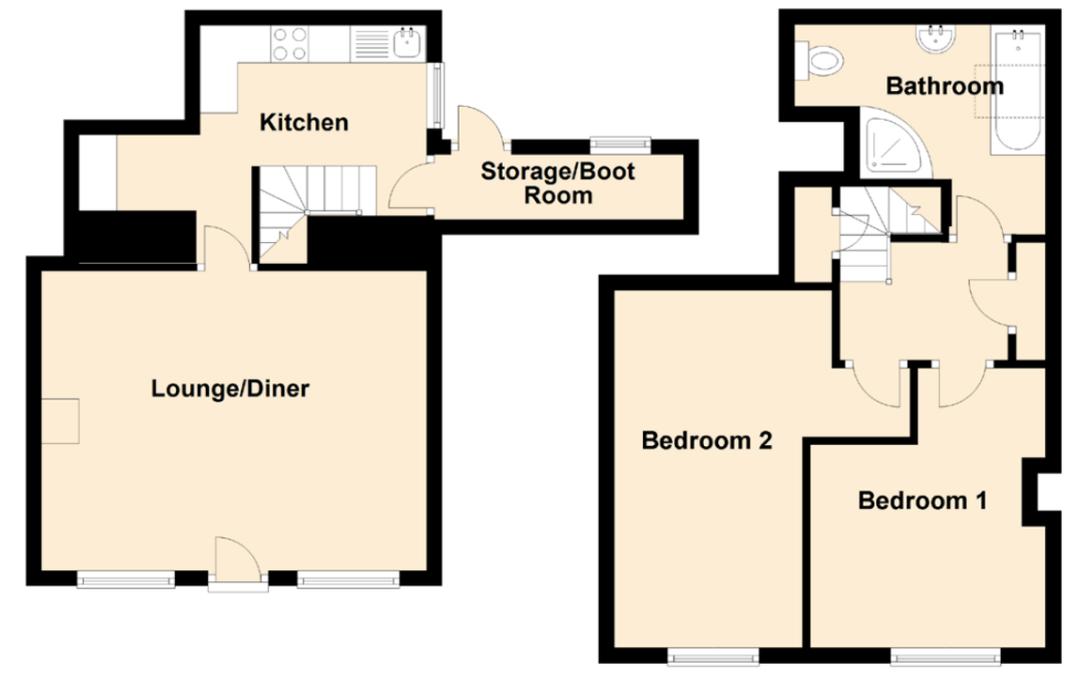
# Bedroom One





# Bedroom Two

# Floor Plan, Dimensions & Location



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	5.10m (16'9") x 4.00m (13'1")
Kitchen	4.60m (15'1") x 2.80m (9'2")
Bedroom 1	3.60m (11'10") x 3.00m (9'10")
Bedroom 2	4.60m (15'1") x 3.70m (12'2")
Bathroom	3.10m (10'2") x 2.80m (9'2")

Gross internal floor area (m<sup>2</sup>): 56m<sup>2</sup> | EPC Rating: G

**NB - The property is currently let as a very successful holiday cottage and has an excellent occupancy rate throughout the year. Weekly rent ranges from £375-£690. More detailed information can be supplied by the owners upon request and found on their website - [www.snug-cottage.co.uk](http://www.snug-cottage.co.uk)**

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