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**9 Torrlinn Terrace**

KILMORY, ISLE OF ARRAN, NORTH AYRSHIRE, KA27 8PQ

## THE LOCATION



Kilmory is situated at the south end of the Isle of Arran, with open views over the Firth of Clyde to the Ayrshire coast, Ailsa Craig, the Kintyre peninsula and, on a clear day, Northern Ireland. It contains the charming hamlet of Lagg, nestling in a hollow on the banks of Kilmory Water, with the picturesque 18th century Lagg Hotel. Kilmory has its own primary school, village hall, church and a regular bus service (in both directions) connect the village with the larger villages of Brodick, Lamlash, Whiting Bay and Blackwaterfoot. The regular post office provides the usual services

as well as banking facilities. Mobile bank service is also provided by the two main Scottish banks. A library service visits fortnightly. Worthy of mention is the walk from the village hall, through the bluebell woods via the 5000-year-old Torrlinn cairn, to Kilmory beach. Thought by many to be the finest beach on Arran! This two-mile stretch of unspoilt sand and rock pools is a spectacular spot – with views to the Mull of Kintyre, Ailsa Craig and the Irish coast beyond. For wildlife enthusiasts, there is plenty to enjoy; sea life, rare wild birds and animals.

The main ferry port at Brodick has a selection of shops and leisure facilities at Auchrannie Hotel, with swimming pools, a sports hall and spa. There is also an 18-hole golf course, primary school, banks and hotels. Brodick Castle, a National Trust for Scotland property, sits 2 miles to the north and overlooks Brodick Bay. 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 Tariff (RET) ferry fares, which are substantially lower than

before. Ardrossan has a mainline 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.

Other interesting places on the island include the brewery at Claddach, the distillery at Lochranza and Arran Provisions factory in Lamlash. Also at Claddach, is Arran Aromatics soap, candle and perfume factory. The newly constructed Lagg

Distillery will offer facilities and visitor amenities. The creamery - home of the famous Arran cheese is within a short stroll of Kilmory Farm - although this is now being challenged by cheese factories at Claddach and Kilpatrick.

Arran offers some of the most spectacular hill-walking opportunities in Scotland and its seven golf courses ensure that tourists and locals alike are well provided for. For those with an interest in horses, there is an equestrian centre at Blackwaterfoot, on the west coast of the island.

A sailing club can also be found in Lamlash. The island offers, by prior arrangement, opportunities to shoot pheasant, stalk red deer, as well as some very good fresh water and sea fishing.

## 9 TORRLINN TERRACE



Situated within this attractive and quiet location in the sought-after village of 'Kilmory', is this two-bedroom, semi-detached bungalow, all on one level and positioned on a level plot with the benefit of a sun-room to the rear. The property sits within flat gardens to the front and rear, which provides a private and safe environment for children and/or pets. There is the possibility that a driveway could be created at the base of the rear garden (STPP).

**The property requires a moderate level of re-decoration and upgrading but has been very competitively priced to realise an early sale. A prospective purchaser has a blank canvas to design the bungalow to their own taste and style and add immediate value. Once completed, the property will offer well-proportioned room sizes, making this a super acquisition for either a DIY enthusiast or the perfect holiday home.**

The front elevation of the property belies the accommodation internally, which comprises: Welcoming porch opening into an 'L' shaped reception hallway with two storage cupboards. Immediately impressive lounge/diner, with a picture window to the front aspect flooding the room with natural light and a feature brick fireplace with back boiler. The kitchen has a range of floor and wall mounted units and further benefits from an integrated oven and

hob and has space for a washing machine, fridge and freezer. There is a small breakfasting bar under the window for more casual dining. There is a handy storage cupboard and a door opening to the side aspect.

There are two, well-proportioned bedrooms with storage facilities. Access can be gained from bedroom two into the sun-room, which is a great room to just relax and "chill" and

offers views over the rear garden. A French door opens from here onto the patio in the rear garden - which is a stunning spot to spend a summer's evening entertaining and has been used for this purpose on many an occasion. A bathroom, with a separate corner shower cubicle, completes the accommodation.

The property is connected to mains electricity, water and drainage. Heating is by storage and

panel heaters and is supplemented by the open fire in the lounge with back boiler. The bungalow also benefits from double glazing.

**NB – This property is of non-standard construction and we would suggest that all interested parties discuss their financial arrangements with us prior to viewing.**

# BEDROOMS & BATHROOM



# THE DETAILS

Approximate Dimensions (Taken from the widest point)

Lounge/Diner	4.60m (15'1") x 3.40m (11'2")
Kitchen	3.80m (12'6") x 3.00m (9'10")
Bedroom 1	4.20m (13'9") x 3.10m (10'2")
Sun Room	2.50m (8'2") x 1.70m (5'7")
Bedroom 2	3.50m (11'6") x 2.90m (9'6")
Bathroom	2.30m (7'7") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 71m<sup>2</sup> | EPC Rating: F

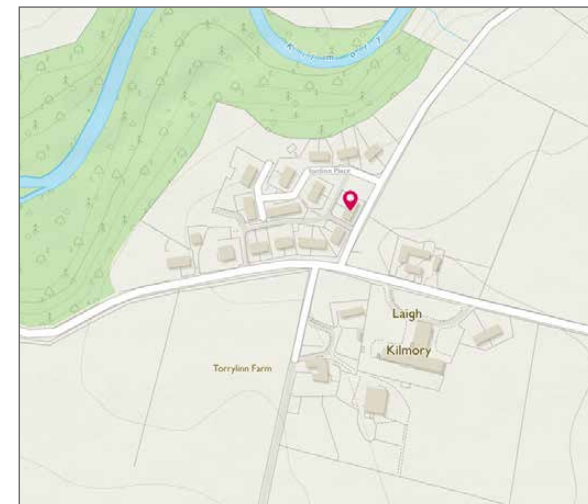
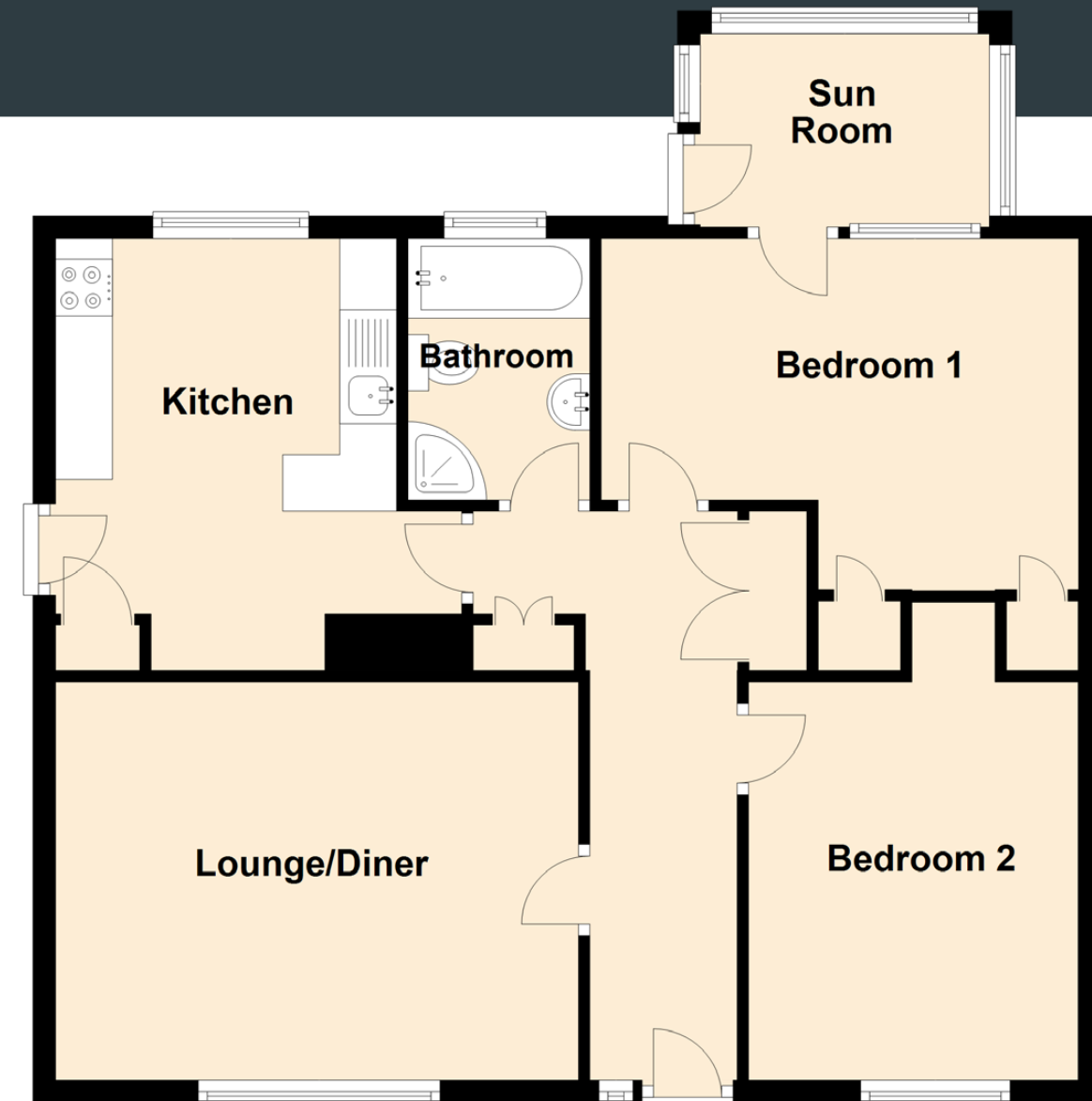


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