

The Peddars

AUCHRANNIE ROAD, ISLE OF ARRAN, KA27 8BZ



Magnificent four-bedroom detached property, nestled in one of the most convenient spots on the island



01292 430 555



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal are delighted to present to market this four-bedroom detached house, tucked away in a private hamlet only a few minutes from the main ferry terminal. The property offers a harmonious blend of comfort, space, and potential. Boasting a delightful conservatory and a fully enclosed garden, this property is a haven for those seeking a perfect balance between modern living and a touch of personalization. While it has been lovingly maintained over the years, it also provides an excellent opportunity for subtle modernizations, allowing you to make it truly your own.

THE LIVING ROOM



This spacious residence welcomes you with a warm and inviting ambience and offers versatile living. Whether you envision a stylish kitchen upgrade, a new colour palette, or even expanding the living space, this property offers a canvas for your creativity. Add your personal touch to create a contemporary living space that suits your lifestyle.

THE KITCHEN/DINER



THE UTILITY



The property features a delightful conservatory, perfect for enjoying the changing seasons. Whether you're sipping your morning coffee or entertaining friends and family, this bright space offers versatility and a seamless connection to the outdoors.

THE CONSERVATORY





With four generously sized bedrooms, including a master bedroom which benefits from an en-suite bathroom room with a separate shower cubicle, there's ample room for a growing family, guests, or a home office. The three-piece family shower completes the accommodation. While this home is in good condition, it offers the chance to personalize and modernize to your taste.

THE SHOWER ROOM



THE MASTER BEDROOM



BEDROOM 2



BEDROOM 3



BEDROOM 4



Step outside into a fully enclosed garden that provides a secure and private retreat. Ideal for children to play in or for hosting summer barbecues, the garden is a green oasis where you can relax and unwind. There is even a small burn at the foot of the garden providing a perfect acoustical ambience of water flowing when enjoying some time outside. A driveway provides ample parking space for multiple vehicles, ensuring your convenience.

Located in a sought-after area, you'll enjoy a sense of community and convenience. Local amenities, schools, parks, and transportation links are within easy reach, making it an ideal choice for families.

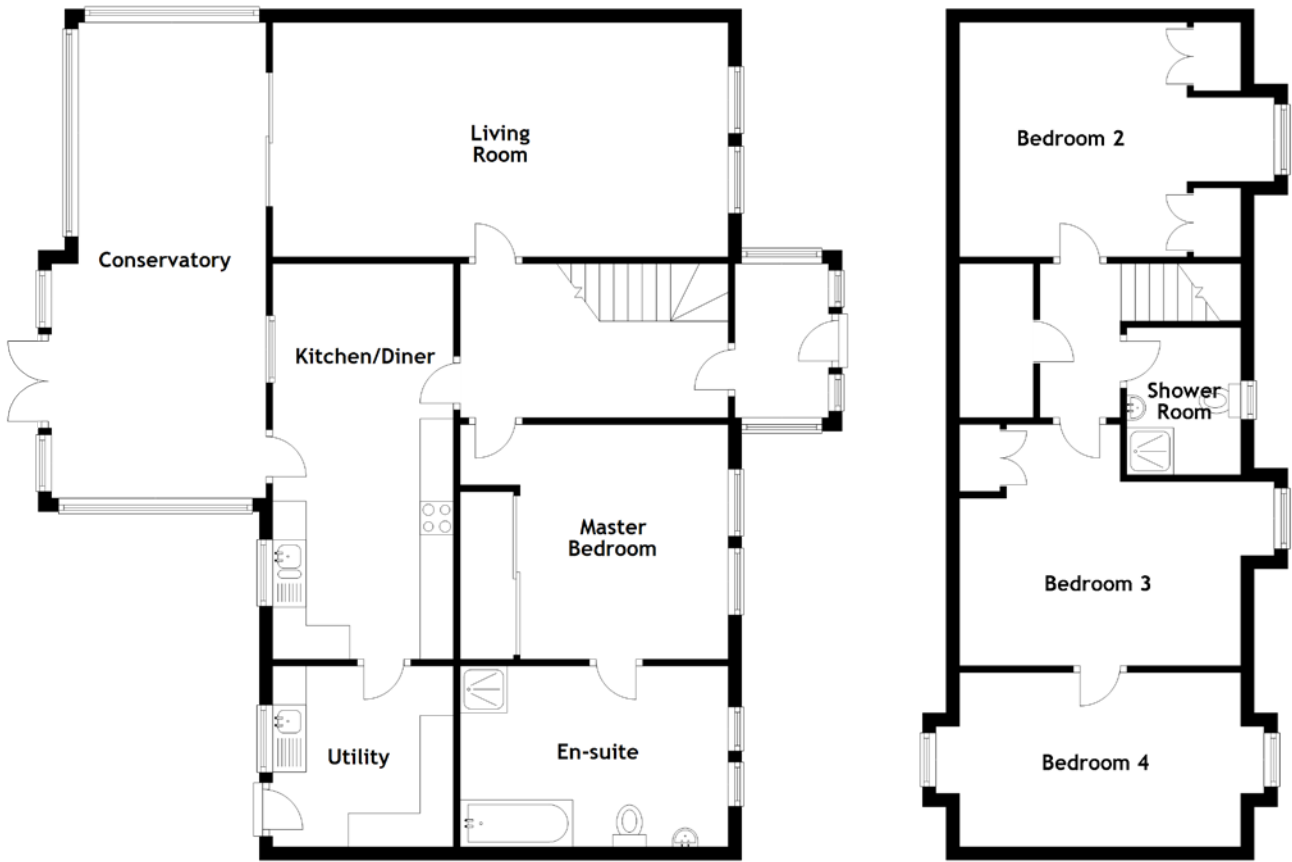
Don't miss this incredible opportunity to acquire a spacious 4-bedroom detached house with a conservatory and a fully enclosed garden. Embrace the potential for modernization and make this house your dream home. Contact us today to schedule a viewing and explore the possibilities that await you in this charming property.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP



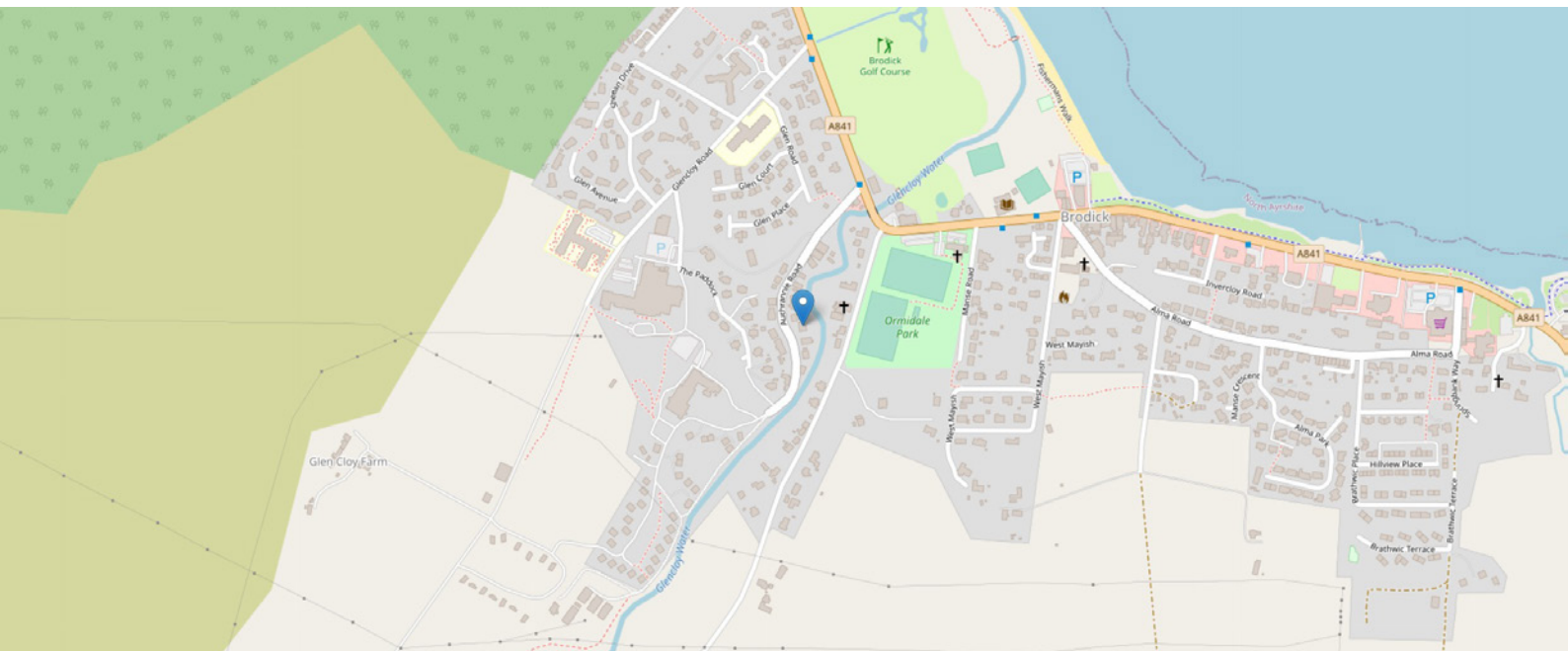
Approximate Dimensions (Taken from the widest point)

Living Room	6.80m (22'4") x 3.50m (11'6")
Conservatory	7.10m (23'4") x 3.20m (10'6")
Kitchen/Diner	5.90m (19'4") x 2.70m (8'10")
Utility	2.70m (8'10") x 2.70m (8'10")
Master Bedroom	4.00m (13'1") x 3.50m (11'6")
En-suite	3.90m (12'10") x 2.70m (8'10")

Bedroom 2	4.70m (15'5") x 3.50m (11'6")
Bedroom 3	2.50m (8'2") x 2.39m (7'10")
Bedroom 4	4.90m (16'1") x 2.60m (8'6")
Shower Room	2.20m (7'2") x 1.70m (5'7")

Gross internal floor area (m²): 165m²

EPC Rating: D



THE LOCATION

The Peddars is nestled in a beautiful little hamlet only a few minutes walk from Brodick, (Arran's main village). You'll find a take-away gourmet food outlet with outdoor seating at the end of the road and Brodick itself has two Co-op supermarkets, a good selection of individual shops, restaurants, cafés and a full range of professional services including a medical centre. 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 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.

Lamlash, only a short drive away, is home to the Island's administrative centre, with the High School and hospital. It also offers a range of shops, restaurants and cafés. A frequent bus service runs around and across the island and, at Lochranza, there is the ferry terminus that allows quick access to the stunning West of Scotland via Claonaig.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01292 430 555
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JONNY CLIFFORD
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.