



LOCHRANZA, ISLE OF ARRAN,
NORTH Ayrshire, KA27 8HL



McEwan Fraser Legal
Solicitors & Estate Agents



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LOCHRANZA

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 eighteen-hole golf course. There is a ferry terminus 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 Pirnmill, 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 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.





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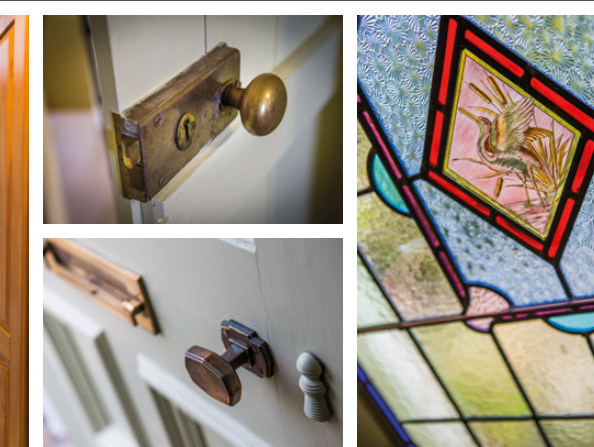
Set within a quiet and secluded location overlooking Lochranza Castle, the bay and beyond is this immaculate three-bedroom, end-terraced cottage, which would make for a wonderful main residence or holiday home. Displaying a stunning frontage, the house offers some beautiful design features from a bygone era, in addition to flexible and versatile accommodation, formed over a two-storey layout and was constructed around 200 years ago. In essence, the front of the property belies the spacious accommodation internally. Although the house is very much a traditional home, it has a comfortable feel and benefits from a stunning outlook. The location of the cottage is ideally placed for exploring the Island and benefits from being within close proximity of shops, restaurants and leisure facilities. Room dimensions are generous and the accommodation has been arranged to offer flexibility and a high level of individuality.

The property is as unique as it is beautiful. The traditional building has been well maintained, both internally and externally, to create fantastic and flexible accommodation, which only a viewing will qualify. The bespoke interior offers sophisticated living space, which is inherent with a home of this age and character. The property is surrounded by well-maintained grounds, with a wide variety of mature plants and trees. The private gardens to the front and rear provide seasonal colour and benefit from tremendous views of the Castle and Loch, which can be enjoyed from a number of vantage points. The tiered rear garden comes complete with a log store, two garden sheds (with power and light) and a summer house (with power and light), which offers an elevated and dramatic outlook. Quite simply – the perfect spot for a lazy summer's day. There is also the welcome addition of a private driveway (opposite) providing off-street parking for two vehicles.

The subjects are entered via a bright, welcoming vestibule. The cosy dining/family room has

a range of furniture configurations and has a 'Clearview' log burner as its central feature. Immediately impressive lounge with a picture window to the front aspect, flooding the room with natural light and providing stunning views towards the Castle. The feature log-burner is the key focal point of this room. An arch from the dining/family room leads to the kitchen/breakfast room, which has been fitted to include a good range of floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace that extends into an ingenious breakfast bar. It further benefits from an integrated double oven, hob, extractor, warming-drawer, fridge/freezer, deep fat fryer and dishwasher – making this the perfect kitchen for an aspiring chef. The useful utility room (off the dining/family room) has space for a washing machine, tumble dryer and two upright fridge freezers. It offers plenty of invaluable storage facilities and offers the perfect spot to hang jackets and store wellingtons. A personal door opens from here to a covered porch, with log store, and into the gardens.







LANDING



“...THE
PERFECT
AMBIENCE
IN WHICH TO
UNWIND...”



MASTER BEDROOM & EN-SUITE



BEDROOM 2 & EN-SUITE





BEDROOM 3



The staircase rises to the first-floor level, revealing three, well-proportioned bedrooms, two en-suites and a bright and airy landing.

All of the bedrooms have space for additional freestanding furniture if required and the two larger rooms have the luxury of an en-suite shower-room. Bedroom three has a personal wash hand basin. All benefit from tremendous views towards the castle and beyond. The three-piece bathroom (off the lower landing) creates the perfect ambience in which to unwind and completes the accommodation.

The specification includes electric heating and double glazing for additional comfort and convenience.

There is the added bonus of a private mooring in the Loch that can be included in the sale.



BATHROOM





PRIVATE DRIVEWAY (OPPOSITE)



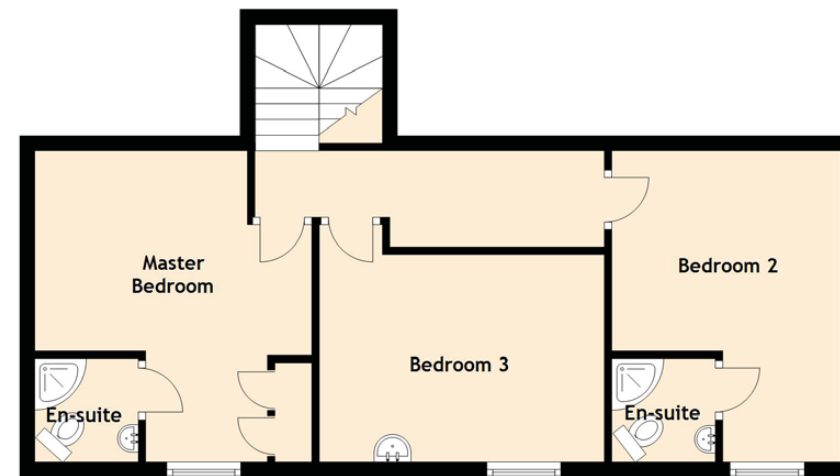
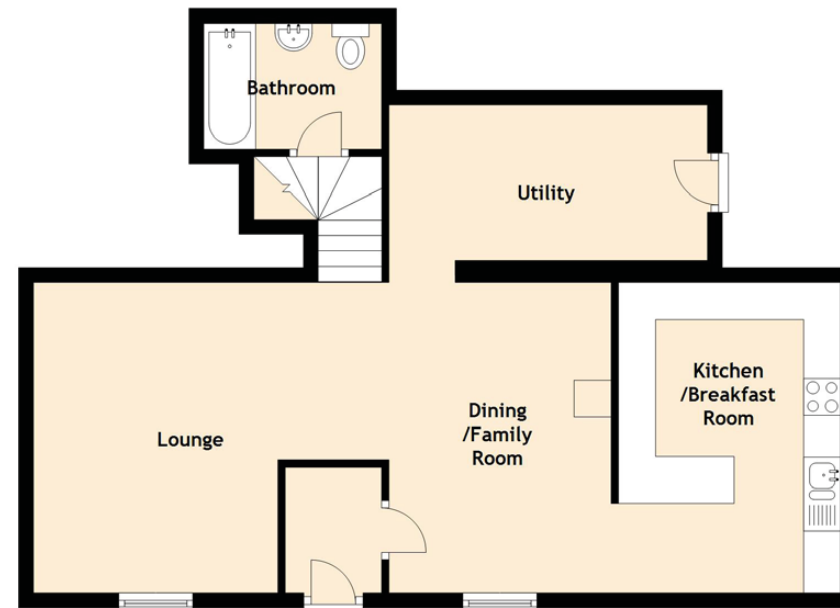
PRIVATE MOORING



GARDEN & VIEWS



SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 4.00m (13'1")
Dining/Family Room	4.20m (13'9") x 3.00m (9'10")
Kitchen/Breakfast Room	4.20m (13'9") x 3.00m (9'10")
Utility	4.30m (14'1") x 2.10m (6'11")
Master Bedroom	4.20m (13'9") x 3.50m (11'6")
En-suite	1.40m (4'7") x 1.40m (4'7")
Bedroom 2	4.20m (13'9") x 3.10m (10'2")
En-suite	1.40m (4'7") x 1.40m (4'7")
Bedroom 3	3.90m (12'9") x 3.20m (10'6")
Bathroom (lower landing)	2.40m (7'10") x 1.70m (5'7")

Gross internal floor area (m²): 108m² | EPC Rating: G

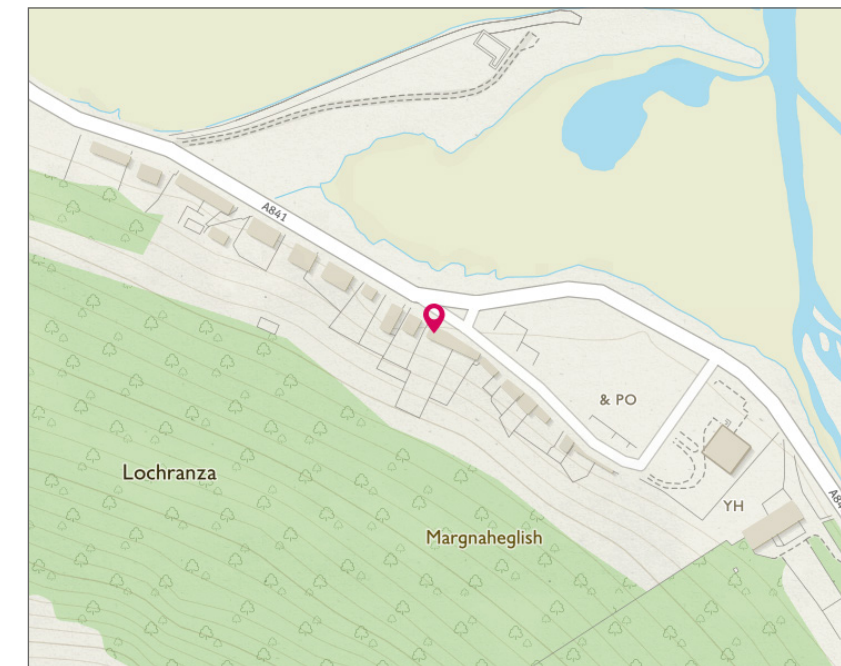


Image credit: <https://www.outlandscountry.co.uk/maps/>



VIEW FROM THE FRONT GARDEN


McEwan Fraser Legal

Solicitors & Estate Agents

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

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DARREN LEE
Regional Manager



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ANDY SURRIDGE
Photographer



Layout graphics and design
ALLY CLARK
Designer