

SEALLADH BREAGH

SHISKINE, ISLE OF ARRAN,
NORTH AYRSHIRE, KA27 8EP



BLACKWATERFOOT



Sealladh Breagh is 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 the heart of 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 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.

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.

Riding and Trekking: Pony trekking is available at Blackwaterfoot.

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.

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

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

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







This is a four bedroom, detached villa, occupying an excellent setting within the village of Shiskine with uninterrupted open views of the valley to the rear aspect. This fantastic family home, constructed in 2004, is offered to the market in good condition and is finished to a high standard throughout. It still offers the very real possibility of extending to the rear/ side or erecting a garage (subject to obtaining the necessary planning consents). It further benefits from the recent addition of a wood-burning stove in the lounge. This home is of the 21st-century design for people who appreciate what modern thinking can do to boost their quality of life. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. 'Sealladh Breagh' is a stylish and impressive home, but at the same time, a fun and functional place in which to live life to the full and to enjoy with friends and family.



A FUN AND FUNCTIONAL PLACE IN WHICH TO LIVE LIFE TO THE FULL AND TO ENJOY WITH FRIENDS AND FAMILY





In more detail, the accommodation comprises of a vestibule with storage cupboards opening into a welcoming reception hallway, which benefits from a cloakroom/WC and a useful understairs storage cupboard. The immediately impressive formal and bright lounge has a range of furniture configurations, with a picture window to the front aspect. A real feature of the room is the addition of the log burner. Glazed double doors open from here into the garden-room, which is a great room to just relax and “chill”, offering far-reaching views of the Shiskine valley. A French door opens from here into the rear garden and onto the patio, which is a stunning spot to spend a summer’s evening entertaining and has been used for this purpose on many an occasion.

The ‘hub’ of the home is the open-plan kitchen/diner, 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. It further benefits from an integrated oven, hob, extractor hood, dishwasher and has space for an upright fridge freezer, making this the ideal kitchen for an aspiring chef. There is ample space for a table and chairs for more informal dining and entertaining and this zone further benefits from a large pantry. From the kitchen, there is access to the rear utility/porch, which is plumbed for a washing machine and tumble dryer and is the perfect spot for hanging jackets and storing wellingtons. A personal door leads directly to the rear garden.



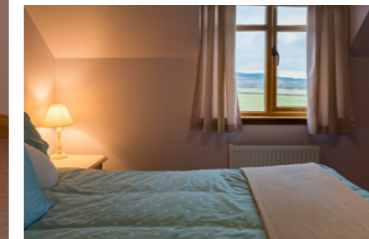




The first floor offers thoughtfully-planned accommodation, with four, well-proportioned bedrooms. The bright and spacious master bedroom has a range of fitted mirrored wardrobes and an en-suite shower-room. Two further bedrooms have a range of fitted mirrored wardrobes and all have ample space for additional free-standing furniture if required. The contemporary, three-piece family bathroom suite, with an electric shower over the bath, completes the accommodation on this floor. Access to the loft is gained from the landing.

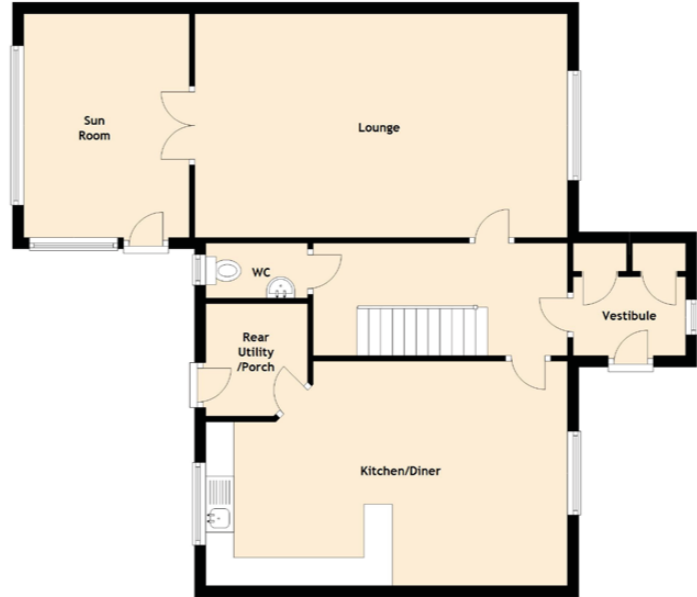
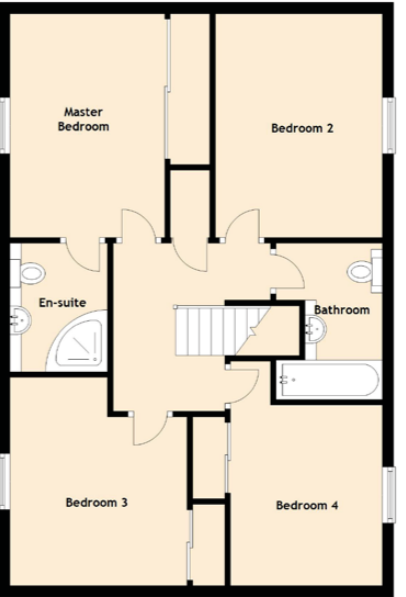
The property benefits from an air source heat pump and double glazing for additional comfort and convenience.

Externally, there is a driveway for two vehicles. The front garden is maintenance free and the rear garden is a place where you and your family can thrive, with thoughtful landscaping and design, which provides the ideal safe and secure environment for children and pets. Far reaching views of the Shiskine valley can be enjoyed from here, the perfect spot for a lazy summer's day.



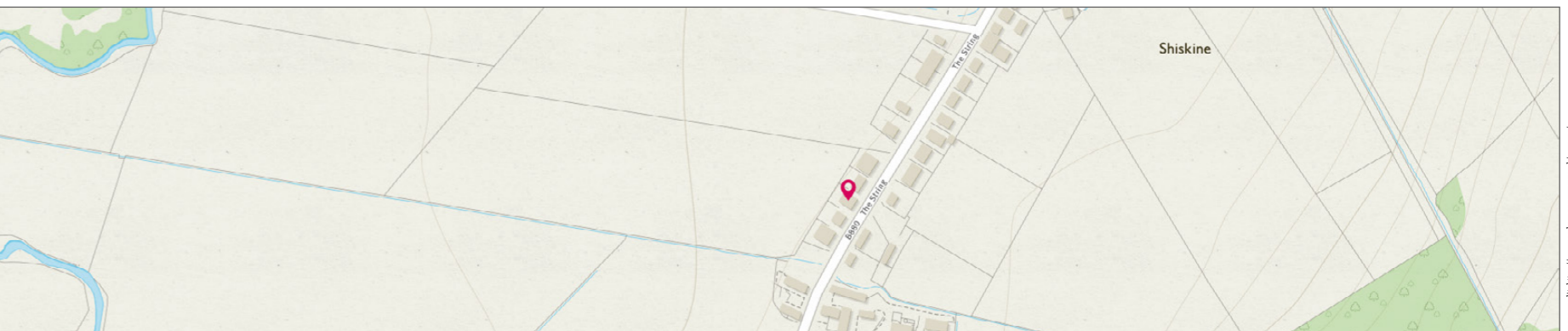


SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)	
Lounge	6.62m (21'9") x 3.98m (13'1")
Sun Room	3.98m (13'1") x 2.94m (9'8")
Kitchen/Diner	6.61m (21'8") x 3.99m (13'1")
Rear Utility/Porch	2.00m (6'7") x 1.80m (5'11")
Master Bedroom	3.98m (13'1") x 2.90m (9'6")
En-suite	2.27m (7'5") x 1.73m (5'8")
Bedroom 2	3.98m (13'1") x 2.97m (9'9")
Bedroom 3	3.70m (12'2") x 3.16m (10'4")
Bedroom 4	4.00m (13'2") x 2.70m (8'10")
Bathroom	2.78m (9'1") x 2.00m (6'7")
WC	1.81m (5'11") x 0.97m (3'2")

Gross internal floor area (m²): 153m²
EPC Rating: D






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