



Lairig Ghru, Corriegills, Brodick



Arran
ESTATE AGENTS



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Lairig Ghru, Corriegills, Brodick, Isle of Arran, KA27 8BL

IN BRIEF:

- Stunning elevated location
- Beautifully presented bungalow
- Landscaped low maintenance grounds
- Sea views
- Peaceful rural setting
- 3 double bedrooms, 1 ensuite
- Large workshop and garage with off road parking
- Family home

DESCRIPTION

Lairig Ghru is a beautifully presented, refurbished modern family home, set in a rural elevated position close to all the village amenities of Brodick, enjoying fabulous views across The Clyde to the Ayrshire coast. Accommodation comprises entrance porch, central hallway with utility and storage cupboards, lounge dining room open plan to the kitchen and sun lounge, family bathroom, 3 double bedrooms all with built in wardrobes and one with ensuite shower.

DIRECTIONS

From Brodick pier turn left towards Lamlash and proceed up the hill for approximately ¼ mile taking the second turning to the left signposted “Corriegills”. Travel up to Corriegills for approximately 1 mile and proceed through the hamlet. Lairig Ghru is the last bungalow on the right, before the road dips down on to the single-track road.

GARDEN

Lairig Ghru sits to the front of a large relatively flat plot, which has been attractively landscaped to form a low maintenance family friendly garden. To the side there is a large gravel driveway leading to the rear of the bungalow and on to the spacious workshop and garage space, there is plenty of parking and turning for several cars. The garden area is mostly laid to lawn and bounded by timber fencing. There are pavior and gravel walkways and a rear patio area with fire pit, the perfect spot to enjoy the afternoon and evening sun. The extensive workshop at the rear of the garden has power, light and water. It has been partitioned and partially insulated to form both a workshop area and garage space.

SERVICES

The property is connected to mains electricity and water. Drainage is to a septic tank located in the adjacent field. Central heating is by oil fired combi boiler supplying radiators throughout, supplemented by the Aga in the kitchen and a Clear View multi fuel stove in the lounge/dining room. Lairig Ghru has been recently fully modernised and refurbished with insulation throughout and double glazed.

COUNCIL TAX

The property is banded ‘E’ paying £2020.58 for 2020/21 including water.



ACCOMMODATION

Beautiful and well maintained, this bright, light and airy detached bungalow is a perfect family home. Set in extensive landscaped gardens, Lairig Ghru has been skillfully renovated and is tastefully decorated in neutral colours – it is presented in walk in condition.

The front entrance porch is spacious with plenty of room for boots and cloaks. The porch opens into the central hallway of this beautiful family bungalow where there are two large storage cupboards, one of which is currently utilised as a utility laundry cupboard and has plumbing for a washing machine.

The large spacious lounge has triple aspect picture windows, offering plenty of natural light - the perfect spot to watch the coming and goings of the ferry and enjoy the unspoiled views of the Clyde. It is fitted with a Clear View multi fuel stove for additional heat and cosy nights in, with plenty of space for dining to the rear and through to the open plan kitchen and sun room.

The kitchen has been designed to be the heart of this spacious family home. It is fully fitted with modern grey wall and base units and complimentary solid oak work tops, setting off the stunning, oil fueled Claret Aga. There is a plethora of cupboard and work top space, integrated fridge freezer and dishwasher with a feature free-standing island unit.

The sun room, with a door out to the garden and patio, is at the rear of the bungalow. This bright, multi-functional room is currently used as an additional sitting room, but could also be a home office or playroom.

There are three double bedrooms all with built in wardrobes. Two of the bedrooms enjoy the views over the front of the property across the Clyde.

The master bedroom is to the rear and fitted with a floor to ceiling storage and has with an ensuite shower room with double shower cubicle.

The family bathroom completes the accommodation in this bungalow, with a white suite with a shower over the bath. It is beautifully partial wall tiled with a white brick pattern and floored with complimentary charcoal tile effect flooring.

APPROXIMATE ROOM DIMENSIONS

Porch:	1.86m x 2.88m (6'1 x 9'5)
Hallway:	3.68m x 1.92m (12'1 x 6'4)
Lounge/dining room:	7.31m x 4.67m (24' x 15'4)
Kitchen:	3.53m x 3.88m (11'7 x 12'9)
Sun Lounge:	3.66m x 3.58m (12' x 11'9)
Bathroom:	1.73m x 2.18m (5'8 x 7'2)
Bedroom one:	3.53m x 4.65m (11'7 x 15'3)
Ensuite:	1.70m x 2.18m (5'7 x 7'2)
Bedroom two:	3.68m x 3.83m (12'1 x 12'7)
Bedroom three:	2.56m x 3.28m (8'5 x 10'9)

OTHER INFORMATION

Lairig Ghru is approximately a mile from the centre of Brodick which has excellent leisure facilities including those at Auchrannie and The Ormidale Sports Centre. Other amenities within Brodick include banks, shops, hotels, restaurants and pubs, tennis and bowling facilities, public library and the village hall as well as the 18 hole golf course. Brodick has its own Early years nursery and primary school, the secondary school being at Lamlash to which pupils travel to daily.







FLOOR PLAN NOT TO SCALE: FOR GUIDANCE ONLY

If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel. Caledonian MacBrayne Tel: 01770 460361; www.calmac.co.uk

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