



Larkspur,
Lochranza,
Isle of Arran,
KA27 8HJ



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

2 Bed Bungalow - Detached located in Lochranza



*** UNDER OFFER ***

The Isle of Arran is situated approximately 55 miles west of Glasgow in the Firth of Clyde between the Ayrshire coast and the Mull of Kintyre. Often referred to as 'Scotland in Miniature', it is a beautiful, popular, all-year round visitor destination which is easily accessible from mainland Ayrshire via a 55 minute ferry journey from Ardrossan to Brodick. Alternatively, during the summer months, you can also sail from Claonaig on the Kintyre Peninsula directly to Lochranza - this shorter crossing takes only 30 minutes.

Larkspur in the heart of Lochranza, it is a delightful home, having been renovated and extended a number of years ago by the current owner, it is been well maintained and is beautiful presented. The gardens are cared for and generous, a haven for the visiting wildlife in this peaceful setting.

The layout of this bungalow makes it versatile for a variety of uses and the ideally place to work from home with a spacious dining kitchen, office, grandiose yet cosy lounge, sunroom/ snug or second office, two double bedrooms, one with an ensuite shower room and a family bathroom.

Welcome to Larkspur

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Entrance Vestibule

3'10" x 6'6"

Main entrance to Larkspur is to the side of the bungalow.

Office

6'6" x 7'1"

A cosy room with window to the front and feature window through into the dining kitchen.

Kitchen/Dining Room

11'6" x 11'5"

Pleasant and spacious kitchen with space for dining. Fitted with an abundance of floor and wall mounted bespoke timber units with window to the front. This is a lovely sociable room.

Lounge

20'1" x 19'1"

Fabulous spacious lounge with large triple aspect windows and a stunning Cathedral style ceiling with views out towards Glen Eason. With French doors out to the garden and a wood burning stove, this bright room offers tranquillity and cosiness. The perfect place to watch the eagles soar and enjoying the visiting wildlife.

Sun Room

8'5" x 13'10"

Attractive sun room with access to the rear garden, a versatile space and could be a second office or snug.

Inner Hall

6'6" x 6'6"

Inner hall with lots of built in storage and utility cupboard.

Bedroom 1

Good sized double with window to the front and an ensuite shower room and built in cupboard.

Bedroom 2

14'5" x 9'10"

Twin room with windows to the front and built in wardrobes.

Bathroom

5'6" x 8'7"

Family bathroom to the rear, fitted with a light coloured suite and shower over the bath.

Garden

Larkspur enjoys substantial grounds, which are mostly laid to lawn and securely bounded by hedging and deer fencing.

There are front, rear and side gardens, with variety of mature trees and shrubs and flower beds.

To the rear of the bungalow there is a raised patio and seating area which benefit from the sun all day.



There is a gravel driveway with off road parking for several cars, two timber sheds and a log store.

Services

Larkspur is connected to mains electricity, water and drainage. Central heating and hot water is by the Ecodan Mitsubishi Air Source Heat Pump supplying radiators located throughout the bungalow. This is supplemented by the log burning stove in the lounge. Drainage is to a SEPA registered septic tank which is located outwith the grounds and shared with neighbouring properties.

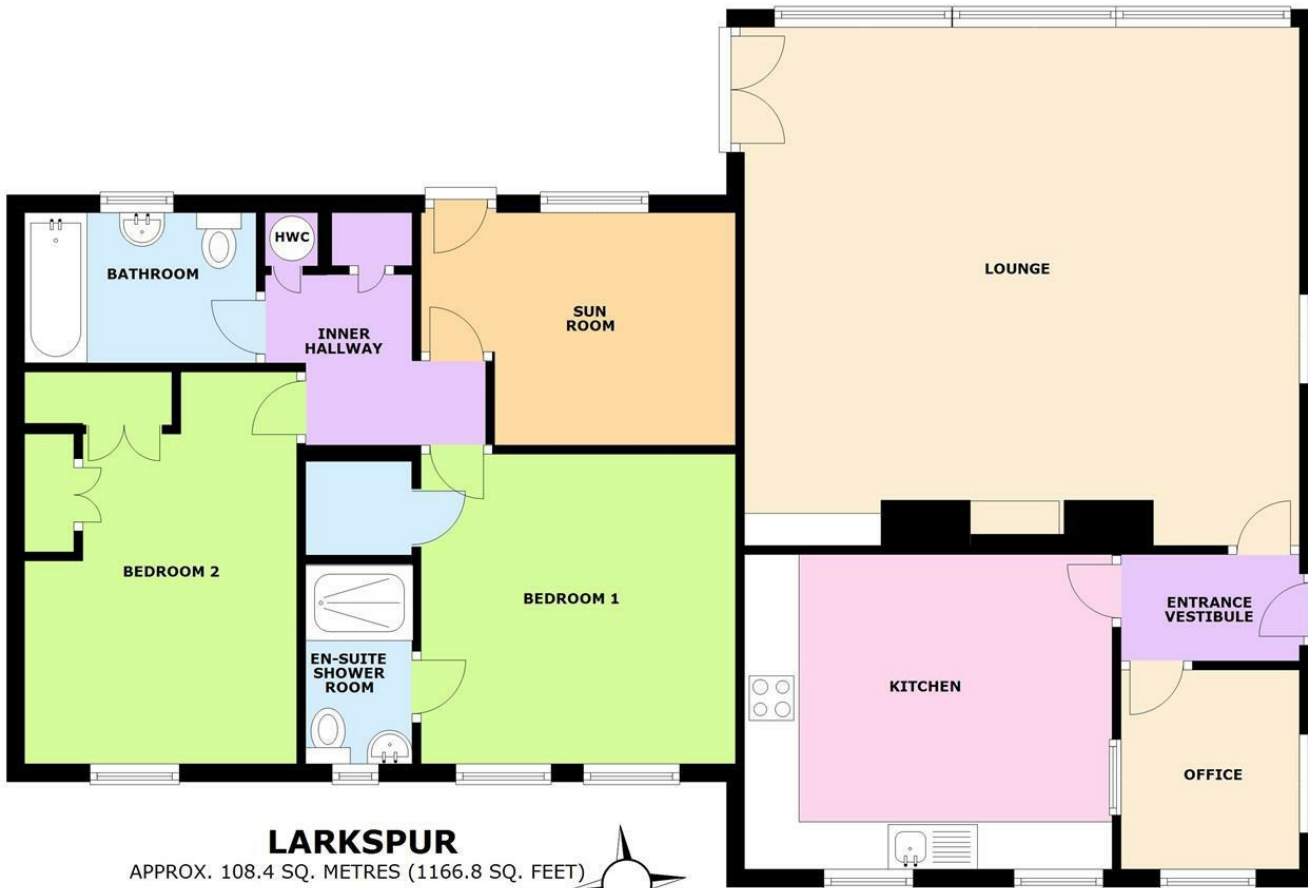
Viewings by appointment

Please note that viewings are strictly by appointment. The vendor or his agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be set. These particulars are believed to be correct but their accuracy is not guaranteed and they should not form or constitute any part of any contract.

Cal Mac travel details

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 460 361 www.calmac.co.uk





LARKSPUR
 APPROX. 108.4 SQ. METRES (1166.8 SQ. FEET)

TOTAL AREA: APPROX. 108.4 SQ. METRES (1166.8 SQ. FEET)

FLOOR PLAN NOT TO SCALE FOR GUIDANCE ONLY
 Plan produced using PlanUp.

LARKSPUR, LOCHRANZA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

DIRECTIONS

From Brodick pier turn right and proceed through the village taking the coast road north through Corrie and Sannox to Lochranza. On entering the village pass the distillery and proceed for a further 500 metres and Larkspur is on the left. There is parking outside the gate and leading into a generous driveway. From Lochranza pier, turn left and proceed through the village taking the route towards the south of the island. Passing the golf course on the left, Larkspur is on the right.

CONTACT

Invercloy House Brodick
 Isle of Arran
 North Ayrshire
 KA27 8AJ

E: sales@arranestateagents.co.uk
 T: 01770 302310
www.arranestateagents.co.uk

