



Dippin Cottage,
Dippin,
Isle of Arran,
KA27 8SB



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

3 Bed Cottage - Semi Detached located in Dippin



Situated in a quiet tranquil location, Dippin Cottage is the end of a terrace of three properties taking in the spectacular panoramic views over the southern tip of Arran across the Clyde towards the Ayrshire coastline and beyond. Retaining many of the original features, cottages like this rarely come to the market. Accommodation comprises rear entrance porch, open plan kitchen/dining room, lounge, bathroom, W.C front entrance hallway and on the upper floor two double bedrooms and one single bedroom all with roof windows.

Dippin Cottage does require some modernisation, however it is very charming property with a peaceful and welcoming ambiance – we are sure it will make a delightful home.

Located approximately 3 miles from the village of Kildonan which is the most southerly village on Arran with beautiful beaches, forest walks, spectacular views and sunsets over the Kintyre peninsula and is a well-known haven for wildlife including seals and otters. The area enjoys a bustling community and boasts a thriving village hall.

The primary school is at Whiting Bay approximately 3 miles to which pupils are conveyed daily and the secondary school is at Lamlash. Whiting Bay is a bustling and friendly community with a large village hall, local pub, restaurants, excellent shops, an 18-hole golf course and bowling green.

ON THE GROUND FLOOR

Front entrance

6'1" x 9'8"

Entering by the front door takes you directly into a surprisingly spacious hallway where this is space for hanging outdoor gear, and access to a separate W.C. and the stairs up to the upper floor.

W.C

3'3" x 5'8"

To the rear of the hallway the W.C is fitted with a white suite.

Lounge

11'8" x 16'3"

To the right of the hallway, there is a spacious and homely reception lounge which features a brick and timber fireplace with inset multi fuel stove and front and side windows taking in the stunning views.

Kitchen/ Dining room

24'11" x 12'10" overall

To the left of the hallway is the airy kitchen/dining room, with feature timber cladding, traditional press, breakfast bar, Rayburn, drying pulley

and fully fitted kitchen. There is plenty of space for a large dining table as well as a small seating area, all of which take in the amazing views over the front gardens and beyond. This is a delightful room, for family cooking and entertaining!

The kitchen area to the rear is fitted with modern white base units, complementary worktop, electric oven and gas hob with space for a fridge freezer and plumbing for a washing machine and dishwasher. From the kitchen area there is access through to the rear door, with plenty more space for storing all the outdoor gear, and direct access to the rear garden, timber workshop and wood store.

Rear entrance

7'2" x 6'7"

Spacious vestibule with access out to the rear garden patio area and timber workshop, with plenty of space for outdoor gear.

Family Bathroom

10'2" x 7'0"

The family bathroom, with electric shower over bath, is also located to the rear of the cottage and features a handy full height press.

ON THE FIRST FLOOR

Bedroom 1

13'4" x 11'9"

Spacious double bedroom with roof window to the front taking in the wonderful sea views.

Bedroom 2

7'10" x 6'5"

Single bedroom with roof window to the front.

Bedroom 3

13'5" x 8'8"

Double bedroom with roof window to the front and storage cupboard accommodating the hot water cylinder.

Garden

To the front of the cottage there is a patio area with a gravel driveway to the side with parking for several vehicles. Off the patio area there is a level lawn area, bounded on one side with a hedge for privacy, which slopes down towards the main road. There is fencing and hedging to a small copse of trees and flat lawn area encompassing raised vegetable beds and mature shrubs. To the rear there is another small lawn, enclosed by a low stone wall, with access across the shared driveway to a large flat area with a double timber workshop/garage and wood store with a terraced lawn area behind.



Services

The cottage is connected to mains electricity. Water is from a private supply. Drainage is to a shared septic tank. The property is partially central heated with radiators throughout heated via the woodfired Rayburn within the kitchen/ dining room , supplemented by electric panel heaters and the multifuel stove within the lounge.

Floor Plan

Floor plan is not to scale and room sizes are approximate to be used for guidance only.

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

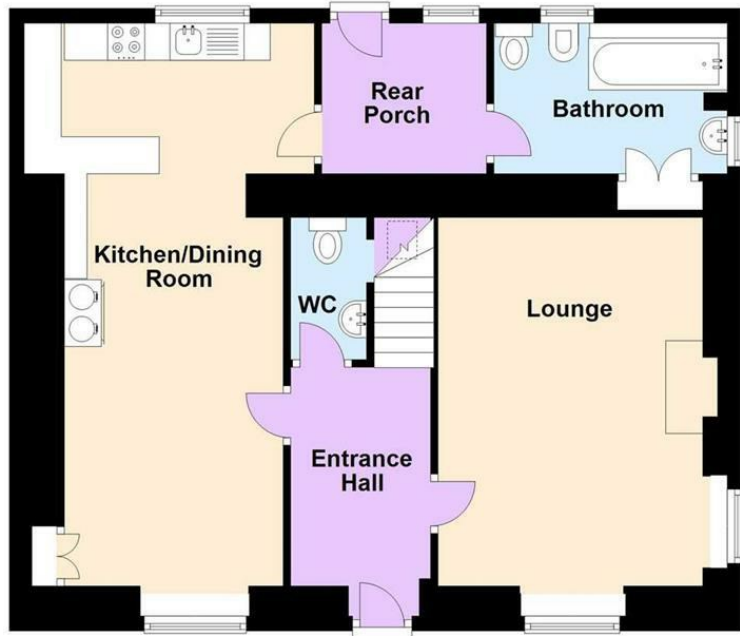
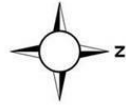
Viewings by appointment

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.



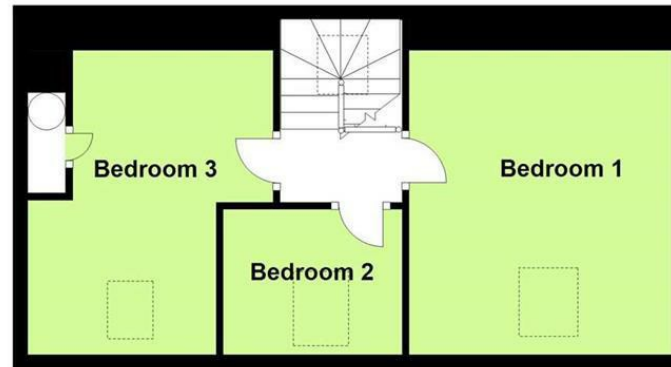
Dippin Cottage Ground Floor

Approx. 69.6 sq. metres (749.0 sq. feet)



Dippin Cottage First Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



Total area: approx. 107.4 sq. metres (1155.8 sq. feet)

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

DIRECTIONS

From Brodick Pier turn left and proceed south travelling through Lamash and Whiting Bay to Dippin, turn left down the coast road to Kildonan travel approximately 200metres and take the first right, into the shared driveway. Dippin Cottage is the first property located on the left hand side, with designated parking to the side of the cottage.

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