



Springtide,
Corrie,
Isle Of Arran,
KA27 8JP



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

3 Bed
House - End Terrace
located in Corrie



WELCOME TO SPRINGTIDE

If you have always dreamt of living in a gorgeous coastal village in a cottage by the sea, then look no further! Situated on the roadside in the vibrant and picturesque village of Corrie. Springtide is a traditional terraced cottage in the heart of the village close to all the amenities. This charming red sandstone property is surprisingly spacious and takes in uninterrupted impressive views across the Firth of Clyde to the Ayrshire coastline and beyond.

There is a spacious open plan living dining and kitchen area with one of the three double bedrooms on the first floor. Off the lounge area, patio doors give access to the Mediterranean styled terraced rear garden and deck area. The ground floor comprises of the entrance hallway, utility room, family bathroom and a further two spacious double bedrooms one with an ensuite shower room.

Springtide, formerly home to Corrie Crafts and Antiques, has been modernised and upgraded creating a beautifully presented turnkey property and popular holiday let for our client.

Corrie is a friendly community with a much used village hall, hosting lots of events annually. The Corrie Hotel nearby houses a lively bar and restaurant, and the village is also home to a wonderful seafood delicatessen, Mara. It also benefits from two harbours with launching facilities and boat storage areas at the Sandstone Quay. Corrie also has its own primary school; the secondary school being in Lamlash to which pupils travel daily. Close by is the village of Sannox with its tearoom and golf course. The main shopping centre is at Brodick, approximately 6 miles to the south.

Entrance hallway

15'10" x 3'8"

The front entrance opens into a spacious hallway accessing all the accommodation within and to stairs up to the floor. The ground floor is fully tiled with underfloor heating throughout.

Bedroom 1

15'3" x 9'6"

Spacious double bedroom with fully fitted wardrobes and deep recessed window overlooking the front patio gardens across to the Firth of Clyde.

Bedroom 2

15'3" x 9'7"

A second spacious double bedroom with fully fitted wardrobes and window enjoying those views.

Ensuite shower room

6'3" x 8'8"

Off the bedroom; fitted with a white suite and power shower.

Utility room

5'0" x 8'8"

This room accommodates the electric boiler, with a sink, washing machine and tumble dryer as well as plenty of space for storing outdoor gear.

Bathroom

6'3" x 8'9"

A family bathroom with a window out to the rear. Partially tiled, with a white suite.

The handy understair storage cupboard accommodates the Unovac - millennium central vacuum system.

Open planning living/ kitchen - Upper Floor

11'1" x 22'0"

The generous staircase leads to the open plan lounge/dining and kitchen area on the first floor. The kitchen has been ingeniously designed making the most of the space and light under the eaves of the roof and includes a large worktop space with plenty of cupboards. The fully fitted kitchen includes a dishwasher, fridge, freezer and integrated electric oven with induction hob. There are two large dormer windows to the front of the cottage - the perfect place to enjoy the views.

This fabulous open plan room is large enough to accommodate a dining table as well as sofa seating area. At the rear of the lounge, the full depth dormer is fitted with patio doors leading out to the terraced decking.

Bedroom 3 - Upper floor

12'2" 9'6"

Spacious double bedroom on the first floor with built in wardrobe and storage space. Dormer window to the front takes in the superb panoramic sea views.

Garden

Springtide enjoys a low maintenance garden to the front bounded by a stone wall and a stone patio area for alfresco dining - the perfect spot for enjoying a morning coffee and the peaceful seaside views. When in residence, the famous 'Corrie seal' sits on a rock immediately in front of cottage.

To the rear and accessed via the patio doors on the first floor from the open plan living area, the garden area has been terraced and landscaped creating a stunning Mediterranean style area. With a spacious composite raised deck and walkways across the garden, this secluded spot is the perfect location for alfresco dining in the evening and taking in the views across to the Ayrshire Coastline.



Services

Springtide is connected to mains electricity and water. Drainage is to a shared septic tank. The electric boiler located in the utility room serves the hot water, the upstairs heating, the towel rails in the bathroom and ensuite in a wet electric system. Downstairs has underfloor heating and each area has designated thermostat controls

The cottage is also fitted with a Univac Millennium central vacuum system.

Council Tax

Springtide is currently graded as holiday letting property, as such is commercially rated, however can easily be assessed for council tax to allow conversion back to a residential home. Having been a popular holiday let, it has the required Short Term Let licensing in place. Although not being sold as a business, if required it could be sold as a turnkey property – with all the fixtures and fittings, furniture and equipment available by separate negotiation.

Floor Plan

Floor plan is not to scale and is to be used for guidance only.

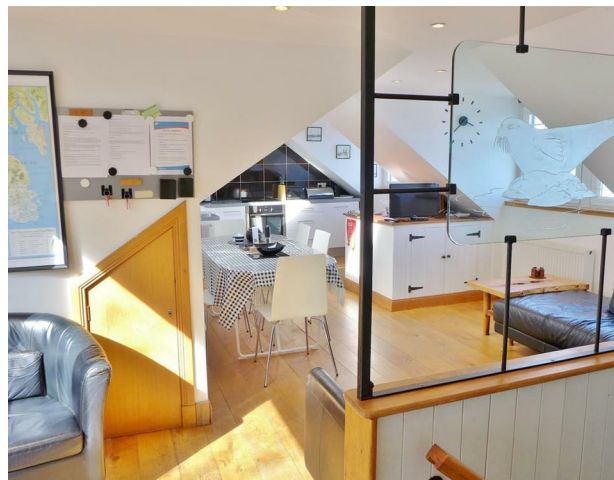
Viewings by appointment

Please note that viewings are strictly by appointment. The vendor or their 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.

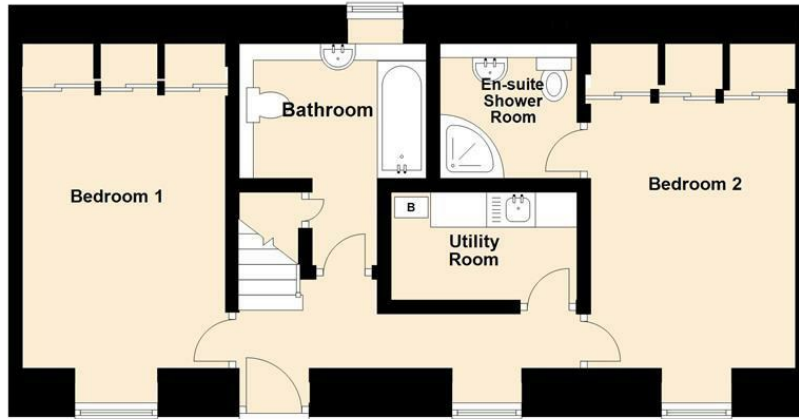
Cal Mac travel details

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



Springtide, Corrie, Ground Floor



Springtide, Corrie, First Floor



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		31	54
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

DIRECTIONS

From Brodick Pier, turn right and follow the directions to the village of Corrie which is 6 miles towards the north of the island. Continue into the village of Corrie passing the village hall and continue along the road until you approach the Corrie Hotel. On the left, you will find Springtide, the last cottage in a small terrace of red sandstone properties.

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