

**HOUSE ON CORRIE SEAFRONT
AT
NORTH HIGH CORRIE ROAD
CORRIE, ISLE OF ARRAN**

The property will be a traditional style detached, one and three-quarter-storey villa situated on a corner plot bounded by Shore Road and North High Corrie Road Corrie.

This property is on two levels extending to 224m² floor area, as depicted on the attached plans, and has living room, large living kitchen/dining room and office (alternative dining room) on the ground floor with 4 well-proportioned bedrooms (2 with en-suite facilities) on the first floor.

The property will be constructed and finished to a high standard and to comply with current building regulations.

Price release shortly

Price includes

- slate finished roof
- timber factory finished double glazed windows
- central heating
- hardwood finishes throughout
- hardwood veneered prefinished doors throughout
- TV and telecom points in living room, office and bedrooms
- single garage with link to house via utility room
- block paved driveway and concrete slabbed paths around house
- large easily maintained garden with turf laid to all soft areas

All as standard.

Accommodation comprises

Ground Floor

Covered open entrance and access ramp 6684 x 1247mm

Entrance Hall. – 6813 x 2025mm

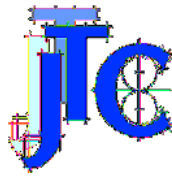
Entrance hall leading to apartments and incorporating hardwood finished stair to upper floor.

Lounge – 6813 x 4465mm

Lounge with open fire suitable for solid fuel or gas appliance; fully glazed door and sidelight giving direct access to garden.

Small inner hallway 1525 x 1125mm

Giving access to Living kitchen etc



Cloakroom 1525 x 2634mm

Cloakroom with WC and wash hand basin

Large storage cupboard 1525 x 3422mm

Living Kitchen – 7735 x 3825mm

Living kitchen with living/dining area (3825 x 3422) and kitchen area (3550 x 3422) fitted with high quality kitchen fitments with potential for clients individual choice; large fully glazed screen to front with door providing direct access to garden.

Office (Alternative Dining room) – 3359 x 3422mm

Office/Study with recess to provide area for storage.

Utility room – 3359 x 1612mm

Utility room with direct access to garage fitted with high quality fitments and space for Clients own washing machine and tumble drier.

Shower room – 2138 x 925mm

Shower room with WC opening off Utility room; heated ladder towel rail

First Floor

Upper Hallway – 6161 x 1025mm and 2333 x 1025mm

Upper hallway leading to apartments

Master bedroom (bedroom 1) – 4465 x 5216mm

Bedroom with double window to front and single window to side; adequate space to accommodate built in wardrobe or client's own choice of furniture; en-suite facilities.

En-suite to Master bedroom - 3743 x 2415mm

En-suite with WC, wash hand basin, bath and corner shower unit; heated ladder towel rail; Velux roof window

Bedroom 2 - 4766 x 3379mm

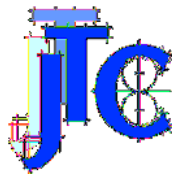
Bedroom with dormer window to front; adequate space to accommodate built in wardrobe or client's own choice of furniture; en-suite facilities.

En-suite to Bedroom 2 – 2418 x 2257mm

En-suite with WC, wash hand basin and bath with shower over bath; heated ladder towel rail; dormer window

Bedroom 3 – 4766 x 3379mm

Bedroom with dormer window; adequate space to accommodate built in wardrobe or client's own choice of furniture.



Bedroom 4 – 3731 x 3379mm

Bedroom with dormer window fitted wardrobe.

Family bathroom - 2334 x 2257mm

Bathroom with WC wash hand basin and bath; heated ladder towel rail; dormer window.

Large storage cupboard 1525 x 2257mm

Storage cupboard with Velux roof window

Garage – 5748 x 3385mm

Directly accessed from utility room with timber up and over garage door and side pedestrian door giving access to the garden; the oil fired boiler is located here.

Decoration

The house will be decorated with white emulsion paint to ceilings and clients choice of colours to walls (maximum 3 colours – additional colours by negotiation). Skirtings and facings will be varnished.

Ceramic tiling

Ceramic tiling will be provided as follows

Floors

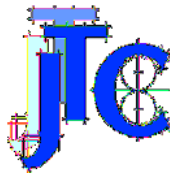
- Covered open entrance and access ramp
- Ground floor shower room
- En-suites and family bathroom

Walls

- Kitchen above worktops to a height of 450mm
- Utility room above worktops to a height of 450mm
- Full height to ground floor shower room
- Splash back above wash hand basin in cloakroom
- Full height in en-suites and family bathroom

Tiles to be used will be to client's choice up to a maximum material value of £25 per square metre for the nett purchase cost of the individual tiles.

Labour for tiling these areas has been based upon plain ceramic tiles to floors minimum size 200 x 200mm and to walls minimum size 150 x 150mm with one run of border /dado tiles. Should Clients wish to choose stone, metal or mosaic tiles or tiles of dimension less than stated this can be carried out at additional cost to be negotiated and agreed prior to works being carried out.

**Kitchen and Utility Room Fitments**

Details will follow shortly with price release.

Sanitary Ware

Details will follow shortly with price release.

Lounge Hearth and Fire Surround

Details will follow shortly with price release.

Floor coverings

Excluded other than ceramic tiling described foregoing

Services

The property will be

- connected to mains water and electricity and wired for Telecom installation.
- provided with a suitably sized septic tank connected to sea outfall.
- provided with surface water and roof drainage connected via suitable filtration system to existing water course.

Whilst we endeavour to make the foregoing particulars as accurate as possible, they do not form a part of any contract or offer nor are they guaranteed. Measurements are approximate.

Should you wish further information please contact Helen on

Telephone **01770 600242**

Fax **01770 600714**

E-mail **helen@thomsonconstruction.co.uk.**