



Kilbrannan, Lochranza



Arran
ESTATE AGENTS 

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KILBRANNAN IN BRIEF

- Detached villa in unique location
- 4 bedrooms (2 ensuite)
- Presented in walk-in condition
- Spacious open plan kitchen / dining room
- Extensive gardens with unrivalled sea views
- Detached garage

DESCRIPTION

Beautifully refurbished and extended detached villa in unique shorefront location at the tip of Newton Shore overlooking Lochranza and the Kilbrannan Sound. Accommodation comprises entrance porch and reception hallway, lounge, family room and large open plan kitchen/sitting dining area, one ground floor bedroom with ensuite bathroom, toilet and utility room and on the upper floor a further 3 bedrooms, one with ensuite bathroom plus family shower room.

Large flat garden with garage and sweeping driveway with parking for several cars, oil fired central heating and double glazing. An outstanding property in a wonderful, much admired location.

GARDEN

Kilbrannan has a stone wall with hedging to the front and deer fencing all around. The garden, which extends to approximately 1/3rd of an acre, has a backdrop of cliffs leading to the hills beyond and enjoys spectacular views across the loch to the village and castle as well as down the Kilbrannan sound to the Kintyre Peninsular beyond.

There is a brick built garage with power, garden shed and log store nearby. The sweeping gravel driveway accommodates several cars and to the rear the kitchen area sheltered patio gives a quiet area for dining al fresco.

SERVICES

The property is connected to mains electricity and water and fibre broadband. Drainage is to a private septic tank and central heating is by radiators heated by the free-standing boiler located in the utility room. Hot water is provided by the oil fired boiler or the electric immersion heater.

COUNCIL TAX

The property is banded "G" paying £2975.02 in 2020/2021 including water charges.

OTHER INFORMATION:

Kilbrannan has a much admired prominent location at the entrance to Lochranza from the Kilbrannan Sound. It has been painstakingly extended and refurbished creating a luxurious family home in one of the best settings on Arran.

From Kilbrannan there are views across the loch to the north end ferry which is the island's link to Kintyre and Lochranza is approximately 15 miles from Brodick – the main ferry port and shopping centre of the island.



ACCOMMODATION

The entrance porch leads into the reception hallway of this impressive family home and all ground floor rooms and the staircase can be accessed from here.

There is a comfortable, good sized lounge complete with multi fuel stove and a family room which could easily be used as a separate dining room if required. The utility room are situated at the rear of the house and it has an external door leading to the garden.

Leading off the rear hallway is the ground floor double bedroom with ensuite bathroom.

The kitchen and dining area is a modern extension to the property creating a beautifully fitted kitchen with light coloured shaker style base and wall units, black marble pattern worktop with double bowl stainless steel sink, Bosch wall oven and dishwasher and an LPG Leisure range 5 burner cooker with electric hob, 3 ovens and extractor hood over. The kitchen is open plan with the sitting dining area with multi-pane doors to the rear and side and a bay window to the front.

On the upper floor are three further double bedrooms, the master bedroom has a beautifully fitted ensuite bathroom including shower cubicle. There is also a family shower room servicing the other two spacious bedrooms. Useful storage is supplied by the cupboard accommodating the hot water system cylinder and another adjacent full height cupboard.

Kilbrannan is a south west facing property and enjoys spectacular views and sunsets. It is presently a family home, however could easily be used as a prestige holiday letting property or second home.

Some furnishings may be available by separate negotiation.

Kilbrannan sits on the outskirts of Lochranza village with its beautiful castle, distillery and ferry port where the small car ferry crosses to the Kintyre Peninsula.

The local primary school is at Pirnmill, some 6 miles to the south where there is a village shop/post office. Within Lochranza there is the Lochranza Hotel and bar and there is also a restaurant at the golf course and camping site along with another restaurant and facilities at the distillery.

Lochranza is very popular with visiting yachts and boats which enjoy the many moorings, floating pontoon and launch slip by the pier.



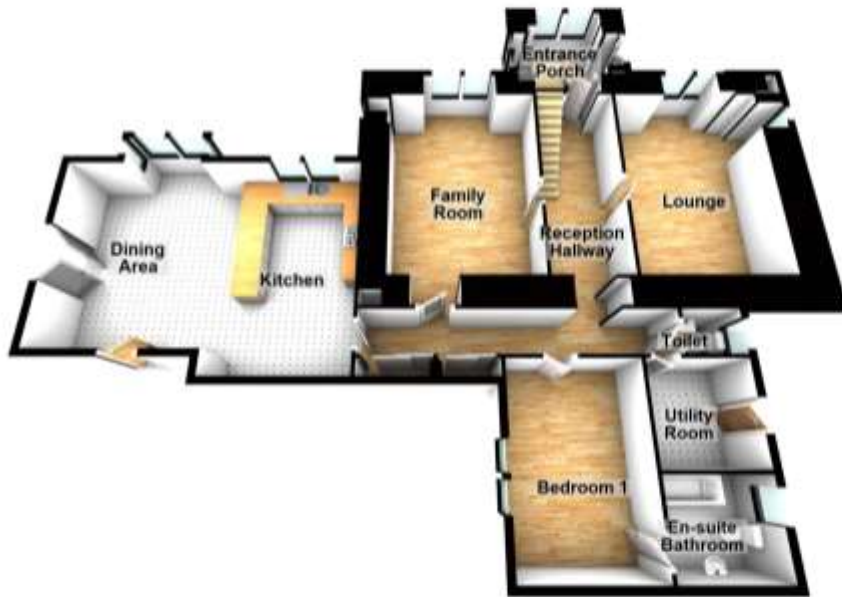
APPROXIMATE ROOM DIMENSIONS:

ENTRANCE PORCH:	2.13m x 1.75m [7'0" x 5'9"]
RECEPTION HALLWAY:	2.10m x 5.40m [6'11" x 17'9"]
LOUNGE:	3.87m x 4.94m [12'8" x 16'2"]
FAMILY ROOM:	3.92m x 4.95m [12'10" x 16'3"]
KITCHEN DINING ROOM:	7.75m x 5.69m [25'5" x 18'8"] overall
UTILITY ROOM:	2.31m x 2.45m [7'7" x 8'0"]
TOILET:	1.36m (4' 6") x 1.15m (3' 9")
BEDROOM 1: + ENSUITE BATHROOM:	2.97m x 4.60m [9'9" x 15'1"] 2.31m (7' 7") x 2.07m (6' 9")
MASTER BEDROOM 2: + ENSUITE BATH/SHOWER ROOM:	4.10m x 5.05m [13'5" x 16'7"] 2.07m (6' 9") x 4.64m (15' 3") overall
BEDROOM 3:	4.18m x 5.00m [13'9" x 16'5"]
SHOWER ROOM:	2.03m x 2.15m [6'8" x 7'1"]
BEDROOM 4:	3.22m x 3.62m [10'7" x 11'11"]





Kilbrannan, Lochranza



Kilbrannan, Lochranza First Fir



FLOOR PLANS 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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PLEASE NOTE THAT ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY

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.

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Kilbrannan
Newton Shore
Lochranza
Isle of Arran
KA27 8JF

Directions

From Brodick pier turn right and proceed through the village taking the coastal road north through Corrie and Sannox to Lochranza. Enter the village passing the golf club house on the right hand side and turn right across the golf course to the Newton Shore. Travel to the end of the shore road where Kilbrannan is located immediately past the turning area.



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