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2 Harbour View, Blackwaterfoot

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**Arran**  
ESTATE AGENTS



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## 2 Harbour View, Blackwaterfoot, KA27 8EZ

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### 2 HARBOUR VIEW IN BRIEF

- Unrivalled direct sea views
- Three bedrooms
- Bathroom and Shower room
- Dedicated parking
- In the heart of Blackwaterfoot
- Open fireplace

### DESCRIPTION

2 Harbour view is a charming terraced villa located centrally in Blackwaterfoot, part of the popular Harbour View development. The roadside location in the heart of the village has enviable uninterrupted views from Ailsa Craig to the south, taking in the Northern Ireland coast, the island of Sanda and the Kintyre peninsula. Accommodation comprises, entrance vestibule, ground floor single bedroom, shower room, open plan kitchen, dining and sitting room. On the upper floor is a family bathroom, and two double bedrooms to the front. There is also ample storage with a large understair cupboard and on the upper floor a large laundry cupboard with access to the floored attic space above the kitchen.

### DIRECTIONS

From Brodick Pier turn right and travel through the village taking the B880 String Road to Blackwaterfoot. Proceed through the village, passing the harbour and shops where Harbour View is located on the right. The entrance to No. 2 is the second door on the left as you turn into the courtyard.

### GARDEN

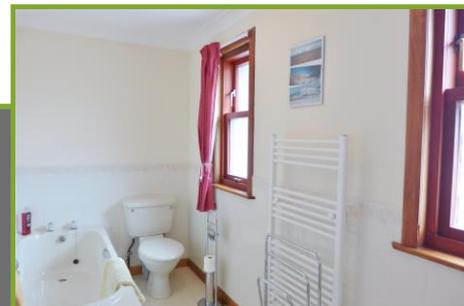
Private roadside garden laid to lawn bounded by fencing and a stonewall with a small patio area. At the rear of the property there is allocated parking for one car in the courtyard and a shared drying area laid to gravel.

### SERVICES

The property is connected to mains water and electricity. Drainage is to a communal septic tank maintained by Scottish Water. Heating is by electric storage heaters and panel heaters, supplemented by the open fire in the lounge.

### COUNCIL TAX

2 Harbour View is banded "E" paying £2311.83 including waste and water in 2020/21.



## ACCOMMODATION

The sheltered entrance from the courtyard and parking area leads to a vestibule and on to the inner hall, where there is access to all the accommodation. There is plenty of storage for cloaks and wet weather gear in the spacious understair cupboard.

A glazed door opens from the hall into a good sized sitting room with the focal feature of an open fire to enjoy cosy nights by and there is space for dining. Or there is the opportunity to sit and appreciate the fabulous uninterrupted sea views through the window and patio doors overlooking the garden and across to the sea to Kintyre.

The kitchen opens through from the lounge and is fully fitted with wall and base units and a traditional drying pulley.

There is a ground floor single bedroom currently fitted out with bunkbeds and a partially tiled shower room fitted with white suite and.

The stairs lead up from the hall and over the cupboard with a spacious landing half way.

On the upper floor there is a large linen storage cupboard housing the hot water tank and access through to the partially floored attic space above the kitchen.

There are a further two double bedrooms with windows overlooking the sea and a family bathroom with white suite.

## APPROXIMATE ROOM DIMENSIONS

ENTRANCE VESTIBULE	1.55m (5'1) x 1.56m (5'1)
HALL	2.63m (8'8) x 1.78m (5'10) overall
LOUNGE DINING	6.86m (22'2) x 3.57m (11'9) overall
KITCHEN	3.07m (10'1) x 3.05m (10'0)
BEDROOM 1	3.09m (10'2) x 2.31m (7'7)
SHOWER ROOM	2.05m (6'9) x 1.52m (5'0)
UPPER HALL	1.65m (5'5) x 2.72m (8'11) overall
BEDROOM 2	3.68m (12'1) x 3.58m (11'9) overall
BEDROOM 3	2.81m (9'3) x 2.67m (8'9)

## OTHER INFORMATION

2 Harbour View is a short walk from the local amenities which include newsagents, general store with post office and off sales, butcher shop and a bakery. The Kinloch Hotel stands above the small harbour and the children's playpark and a football pitch are within the same vicinity.

The long sandy beach, Shiskine Golf Club and Restaurant, tennis courts and bowling green area are all within a short walk of the property.

Blackwaterfoot is ten miles from Brodick via the String Road and has a regular bus service meeting the ferries.

The local primary school and early years classes is at Shiskine and the secondary school is at Lamlash.







**FLOOR PLAN • 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 460 361 [www.calmac.co.uk](http://www.calmac.co.uk)*

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