



# CAIRNHOUSE

BLACKWATERFOOT / ISLE OF ARRAN

A STYLISH & HIGHLY PRACTICAL RANGE  
OF SIX NEWLY CONSTRUCTED DETACHED  
VILLAS IN A PICTURESQUE LOCATION

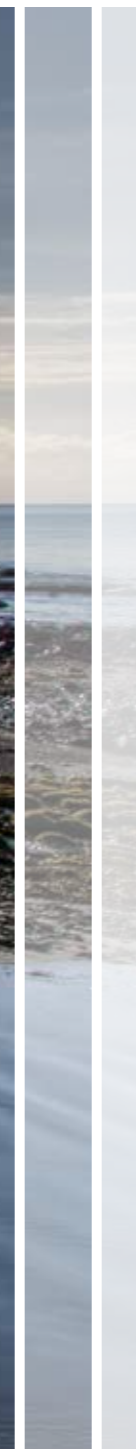
**McEwan Fraser Legal**  
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# BLACKWATERFOOT

ISLE OF ARRAN

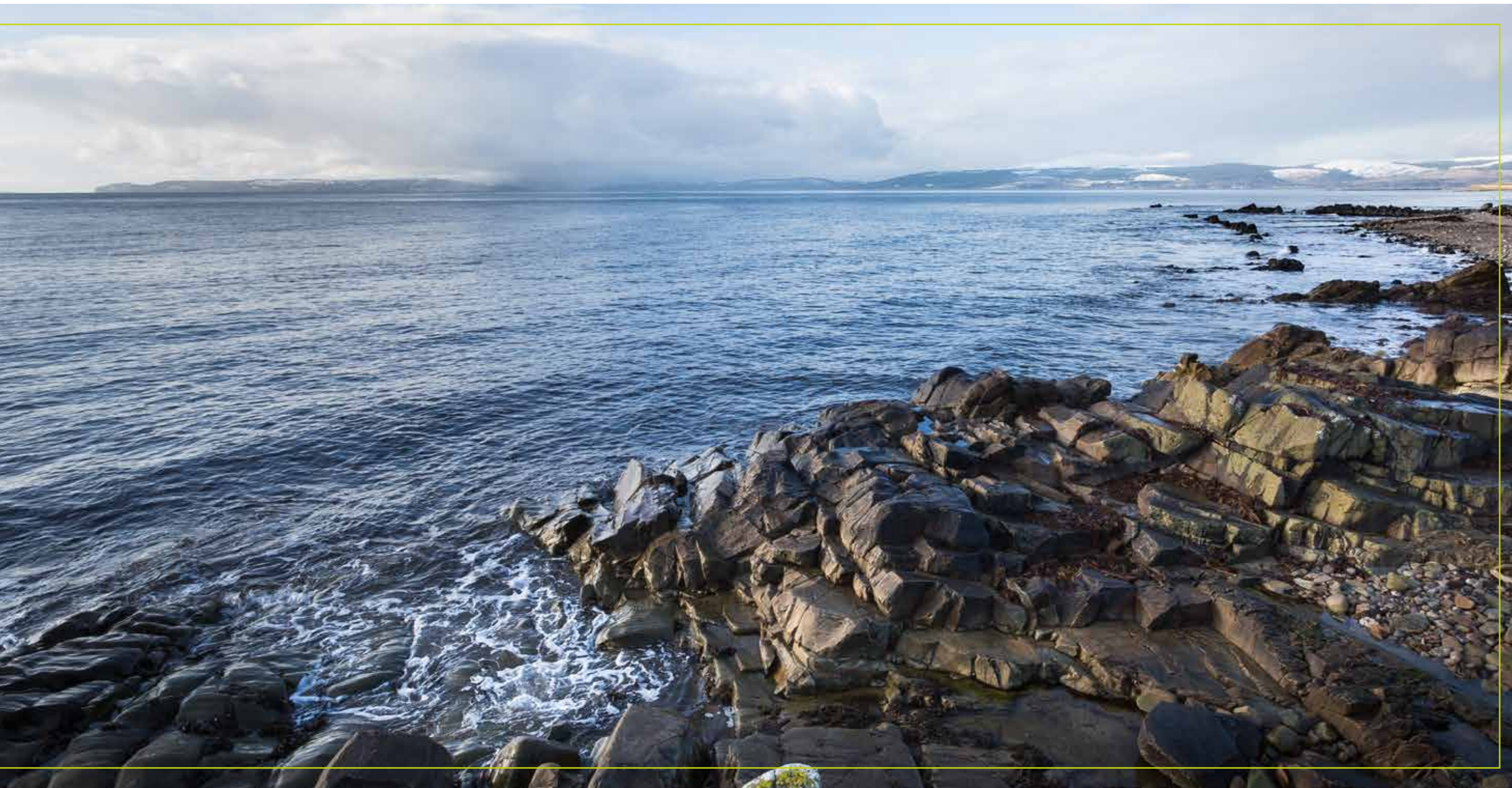


THE WEST COAST OF ARRAN IS FAR LESS DEVELOPED THAN THE EAST, AND THE LARGEST SETTLEMENT ON IT IS THE SMALL VILLAGE OF BLACKWATERFOOT, OVERLOOKING DRUMADOON BAY. ARRAN'S WEST COAST IS CHARACTERISED BY LONG PEBBLE BEACHES OF PREDOMINANTLY VERY LIGHT GREY ROCK, AND BY WONDERFUL AND INTRIGUING VIEWS ACROSS THE KILBRANNAN SOUND TO THE KINTYRE PENINSULA. THE MOST STRIKING FEATURES IN THE VIEW ARE THE ISLAND OF SANDA, OFF KINTYRE'S SOUTHERN TIP, AND THE ISLAND OF DAVAAR, GUARDING THE ENTRANCE TO CAMPBELTOWN LOCH. FURTHER NORTH, THE LESS INHABITED SIDE OF KINTYRE, IS THE FISHING VILLAGE OF CARRADALE.

BLACKWATERFOOT IS FORMED BY A COLLECTION OF BUILDINGS FOCUSED ON BLACKWATERFOOT HARBOUR, WHICH IN TURN, IS WHERE THE CLAUCHAN WATER DROPS OVER NATURAL ROCK WEIRS AND FLOWS UNDER A STONE BRIDGE INTO THE SEA. ACTUALLY, YOU NEED TO LOOK QUITE HARD TO FIND THE HARBOUR ITSELF. ARRAN HAS A TENDENCY TO GO IN FOR TINY HARBOURS, JUST BIG ENOUGH FOR TWO OR THREE VERY SMALL BOATS: AND THIS IS A TYPICAL EXAMPLE, BARELY VISIBLE EVEN FROM THE VILLAGE'S MAIN CAR PARK THAT NEIGHBOURS IT. BESIDES THE SMALL SELECTION OF SHOPS AND OTHER TOURIST FACILITIES, BLACKWATERFOOT IS ALSO HOME TO ONE OF THE LARGER HOTELS ON ARRAN, IN THE FORM OF THE KINLOCH HOTEL, OVERLOOKING THE SEA NEXT TO THE HARBOUR AND ENJOYING THE VIEWS OVER TO KINTYRE.







NORTH OF BLACKWATERFOOT, THE MAIN ROAD LEAVES THE COAST FOR A FEW MILES. IN DOING SO, IT BYPASSES DRUMADOON POINT, HOME TO THE REMAINS OF AN IRON AGE FORT. FURTHER NORTH ON THE COAST, IS A FEATURE KNOWN AS THE KING'S CAVE. ACCORDING TO SOME ACCOUNTS, THIS IS THE PLACE WHERE ROBERT THE BRUCE ENCOUNTERED THE SPIDER, WHOSE EFFORTS CONVINCED HIM TO TRY AGAIN AND THEREBY CHANGED THE COURSE OF SCOTTISH HISTORY. DRUMADOON POINT IS HOME TO THE UNIQUE, 12-HOLE, SHISKINE GOLF CLUB. THIS WAS FOUNDED IN 1896 AS A 9-HOLE COURSE. WORK TO EXPAND IT TO 18 HOLES HAD ONLY JUST BEEN COMPLETED WHEN THE FIRST WORLD WAR INTERVENED, AND 6 OF THE HOLES FELL INTO DISUSE.

THE COURSE AT SHISKINE IS REGARDED BY MANY AS BEING AMONGST THE BEST 100 COURSES IN THE UK. THE MAIN ROAD AROUND THE ISLAND REGAINS THE COAST NORTH OF BLACKWATERFOOT AT TORMORE. CLOSE BY IS MACHRIE MOOR, ACCESSED BY A FARM TRACK.

THE MOORLAND HERE IS HOME TO A REMARKABLE COLLECTION OF STONE CIRCLES, HUT CIRCLES AND STANDING STONES, LARGELY DATING BACK TO THE NEOLITHIC AND BRONZE AGES. IF YOU HAD VISITED MACHRIE MOOR FOUR THOUSAND YEARS AGO, YOU WOULD HAVE FOUND YOURSELF IN ONE OF THE MOST IMPORTANT PREHISTORIC CENTRES ANYWHERE IN THE UK.

AS THE LAND CLIMBS TO THE NORTH OF THE MACHRIE WATER, ANOTHER STONE CIRCLE CAN BE FOUND CLOSE TO THE MAIN ROAD AT AUCHAGALLON, OFFERING ESPECIALLY GOOD VIEWS OVER THE KILBRANNAN SOUND.





IF VIEWS ARE YOUR THING, THEN A FINAL PREHISTORIC SITE IN THE AREA IS WORTH A LOOK. KILPATRICK DUN REPRESENTS THE SLIGHT REMAINS OF A STONE CONSTRUCTION ON HIGH GROUND TO THE SOUTH OF BLACKWATERFOOT, AND THE CLIMB TO IT GIVES SUPERB VIEWS OVER THE VILLAGE.

BLACKWATERFOOT LIES AT THE WESTERN END OF THE 'STRING ROAD' BUILT ACROSS THE CENTRE OF ARRAN IN 1817 BY THOMAS TELFORD, THE OTHER END EMERGING JUST TO THE NORTH OF BRODICK ON ARRAN'S EAST COAST. A LITTLE WAY INLAND FROM BLACKWATERFOOT, IS ARRAN'S ONLY NON-COASTAL VILLAGE, SHISKINE. OF PARTICULAR INTEREST HERE IS ST MOLIOS CHURCH. THE LOCAL PRIMARY SCHOOL IS AT SHISKINE AND THE SECONDARY SCHOOL IS LOCATED IN LAMLASH, TO WHICH PUPILS ARE CONVEYED DAILY. BRODICK (THE MAIN TOWN OF ARRAN) HAS TWO LARGER CO-OP SUPERMARKETS AND A GOOD RANGE OF FURTHER PROFESSIONAL SERVICES.

BRODICK IS THE PORT FROM WHICH A REGULAR DAILY SAILING SERVICE BY CALEDONIAN MACBRAYNE LEADS TO THE MAINLAND AT ARDROSSAN. COMMUTERS AND TRAVELLERS NOW BENEFIT FROM ROAD EQUIVALENT TARRIF (RET) FERRY FARES, WHICH ARE SUBSTANTIALLY LOWER THAN BEFORE.

ARDROSSAN HAS A MAINLINE RAIL STATION, WITH TRAINS TO GLASGOW THAT CONNECT WITH THE FERRY TIMES, AND IS APPROXIMATELY 30 MILES FROM GLASGOW CITY CENTRE. PRESTWICK INTERNATIONAL AIRPORT IS 16 MILES TO THE SOUTH OF ARDROSSAN, WITH GLASGOW INTERNATIONAL AIRPORT 24 MILES EAST OF ARDROSSAN.



## OVERVIEW OF JOHN THOMSON CONSTRUCTION LTD.

JOHN THOMSON CONSTRUCTION LTD WAS FOUNDED IN 1952 BY THE LATE JOHN THOMSON, WHO WAS A STONEMASON TO TRADE. FROM SMALL BEGINNINGS, THEIR BUSINESS HAS STEADILY GROWN OVER THE LAST 66 YEARS TO BECOME A SUCCESSFUL COMPANY AND ONE OF ARRAN'S LARGEST EMPLOYERS. JOHN THOMSON RETIRED IN 1988, HANDING THE BUSINESS OVER TO HIS TWO SONS, IAIN AND GRAHAM, WHO, TOGETHER WITH A STRONG MANAGEMENT TEAM, CONTINUE TO RUN THE BUSINESS TODAY. THE COMPANY OPERATES MAINLY ON THE ISLAND OF ARRAN AND HAS 5 MAIN ACTIVITIES, CONSTRUCTION, HOUSE BUILDING, PLANT & TRANSPORT, QUARRYING AND ENGINEERING.

THE COMPANY'S HEAD OFFICE, YARD AND GARAGE ARE IN LAMLASH, WITH THEIR PLANT AND TRANSPORT DEPARTMENT AND READY-MIXED CONCRETE FACILITY AT MARKET ROAD IN BRODICK. THEY OPERATE A SAND AND GRAVEL QUARRY AT SANNOX AND A HARD ROCK QUARRY ON THE STRING ROAD, NEAR SHISKINE. THE CONSTRUCTION DIVISION IS INVOLVED IN A WIDE RANGE OF BUILDING AND CIVIL ENGINEERING PROJECTS THROUGHOUT THE ISLAND AND THEIR HOUSE BUILDING DIVISION OFFERS QUALITY HOMES OF VARIOUS SIZES ALL OVER THE ISLAND AND HAVE NHBC ACCREDITATION.

## THE DEVELOPMENT

AFTER MORE THAN 65 YEARS OF BUILDING HIGH QUALITY HOMES FOR DISCERNING CLIENTS, JOHN THOMSON IS DELIGHTED TO PRESENT 'PHASE ONE' AT CAIRNHOUSE, BLACKWATERFOOT, SET IN THIS PICTURESQUE RURAL LOCATION. CAIRNHOUSE IS A FINE EXAMPLE OF JOHN THOMSON'S RENOWNED AND ADMIRER BUILDING STANDARDS USING QUALITY MATERIALS IN SOME OF THE BEST LOCATIONS THROUGHOUT ARRAN. COMPLETED TO A VERY HIGH STANDARD, CAIRNHOUSE OFFERS EXCELLENCE IN CRAFTSMANSHIP, DESIGN, QUALITY OF FINISH, HIGH LEVEL OF CUSTOMER SERVICE AND FANTASTIC VALUE FOR MONEY. THIS CHARMING DEVELOPMENT OF VILLAS OFFERS TWO HOUSE TYPES, TO SUIT A VARIETY OF NEEDS AND ASPIRATIONS.

## LIVING THE LIFESTYLE

ON AN ATTRACTIVE SETTING, CAIRNHOUSE OFFERS THE VERY BEST IN MODERN CONTEMPORARY LIVING. JOHN THOMSON HAVE CAREFULLY PLANNED THE DEVELOPMENT TO INCLUDE A STYLISH, YET HIGHLY PRACTICAL, RANGE OF JUST SIX BESPOKE VILLAS IN PHASE ONE. RELAX IN YOUR NEW JOHN THOMSON HOME, WHICH HAS BEEN DESIGNED AND BUILT WITH

YOU IN MIND. YOU WILL FIND LIGHT, SPACIOUS, LARGER THAN AVERAGE ROOMS IN WHICH TO ENJOY LIVING TO THE FULL. CAIRNHOUSE OFFERS A PERFECT ENVIRONMENT FOR COUPLES AND FAMILIES WITH YOUNG CHILDREN. ALL WILL ENJOY THE FEELING OF FRESH AIR AND FREEDOM IN THIS STUNNING ISLAND LOCATION, BOASTING A PANORAMIC COUNTRYSIDE

BACKDROP AND SOME WITH SEA VIEWS. EVERYTHING IS UNEXPECTEDLY EXCEPTIONAL, FROM THE BREADTH OF CHOICE, TO FLEXIBLE LIVING SPACES. EVERYTHING IS TO A HIGH SPECIFICATION, MEANING YOU CAN PROUDLY SHOWCASE YOUR VERY 'INDIVIDUAL' HOME AS A 'CUT-ABOVE' FOR A LONG TIME TO COME.







EXTERIOR VIEWS



## THE SANDA

PLOTS 01.02.05 & 06

WITH IT'S STUNNING FRONTAGE GIVING IT BAGS OF KERB APPEAL, 'THE SANDA' IS A SUPERB, THREE/FOUR BEDROOM, DETACHED HOME, WHICH IS SPACIOUS AND HIGHLY FUNCTIONAL. THE COMMODIOUS LOUNGE, WITH FEATURE FIREPLACE, IS LIGHT AND AIRY. THE KITCHEN IS FITTED WITH PREMIUM APPLIANCES AND OFFERS VIEWS TO THE REAR ASPECT.

TASTEFULLY INTEGRATED WITHIN ARE A RANGE OF APPLIANCES, SINGLE OVEN, CERAMIC HOB, EXTRACTOR, MICROWAVE, FRIDGE, FREEZER AND DISHWASHER. A UTILITY ROOM, WIRED AND PLUMBED FOR A WASHER/DRYER, IS LOCATED OFF THE KITCHEN. A SEPARATE DINING/FAMILY ROOM OFFERS A VARIETY OF FURNITURE CONFIGURATIONS. THE ADAPTABLE THIRD BEDROOM, COSY STUDY AND HANDY SHOWER-ROOM COMPLETE THE GROUND FLOOR ACCOMMODATION. UPSTAIRS, THE GENEROUS MASTER BEDROOM BENEFITS FROM A RANGE OF FITTED WARDROBES AND ITS OWN EN-SUITE BATHROOM. THE SECOND BEDROOM HAS FITTED WARDROBES AND SOLE USE OF THE CONTEMPORARY FAMILY BATHROOM. THIS HOME ALSO COMES WITH A SINGLE GARAGE WITH AN ELECTRIC DOOR.





ENTRANCE HALLWAY



UTILITY





“  
...THE  
COMMODIOUS  
LOUNGE.  
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”



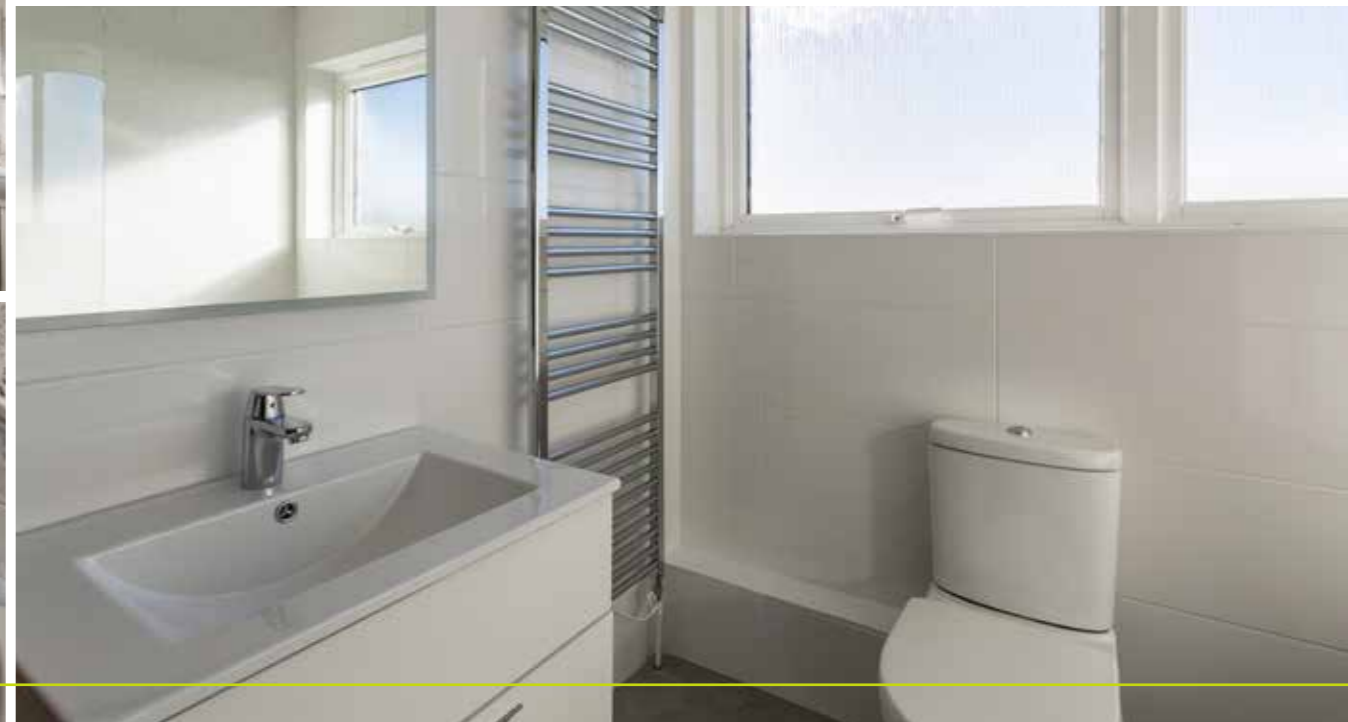
LOUNGE & KITCHEN





ADAPTABLE BEDROOMS / BATHROOM / SHOWER ROOM & EN-SUITE







# SPECIFICATIONS

## FLOOR PLAN



## APPROXIMATE DIMENSIONS

LOUNGE	5.25M (17'3") X 3.65M (12')
UTILITY	3.65M (12') X 2.10M (6'11")
KITCHEN	3.48M (11'5") X 3.23M (10'7")
SHOWER ROOM	2.11M (6'11") X 2.00M (6'7")
BEDROOM 3	3.60M (11'10") X 3.23M (10'7")
DINING/FAMILY ROOM/BEDROOM 4	4.10M (13'5") X 3.60M (11'10")
STUDY	3.00M (9'10") X 2.00M (6'7")
LANDING	4.83M (15'10") X 2.39M (7'10")
MASTER BEDROOM	6.48M (21'3") X 3.70M (12'2")
EN-SUITE	2.60M (8'5") X 2.37M (7'9")
BEDROOM 2	5.15M (16'11") X 3.45M (11'4")
BATHROOM	2.43M (8') X 2.36M (7'9")

PLEASE NOTE : KITCHEN IN PLOT 1 HAS BEEN SUPPLIED BY HOWDENS



## KEY FEATURES

// 3 BEDROOMS // 3 BATHROOMS // LOUNGE WITH FEATURE FIREPLACE // SPACIOUS KITCHEN // UTILITY ROOM // DINING/FAMILY ROOM/BEDROOM 4 // STUDY // UNDERFLOOR HEATING // SINGLE GARAGE WITH ELECTRIC DOOR // LOTS OF NATURAL LIGHT // ENERGY EFFICIENT MEETING LATEST BUILDING STANDARDS //

## SPECIFICATION & FITMENTS

KITCHEN AND UTILITY ROOM. FITMENTS ARE INCLUDED WITHIN THE PRICE IF SELECTED FROM JOHN THOMSON'S CHOSEN RANGE. THE WHITE GOODS INCLUDED AS STANDARD WITHIN THE PURCHASE PRICE OF THE HOUSE ARE :

SINGLE OVEN IN STAINLESS STEEL

BUILT-IN MICROWAVE IN STAINLESS STEEL

FOUR ZONE CERAMIC HOB

900MM WIDE EXTRACTOR IN STAINLESS STEEL

INTEGRATED FRIDGE

INTEGRATED FREEZER

INTEGRATED DISHWASHER

STAINLESS STEEL 1 1/2 BOWL SINK PACK

STAINLESS STEEL SINGLE BOWL PACK

SANITARY WARE : SANITARY WARE SHOWERS AND ASSOCIATED SCREENS AND FITTINGS ARE INCLUDED. THE NET COST OF THE MATERIAL SUPPLY OF THE FIXTURES AND FITTINGS ALLOWED FOR IS £5,000 FOR WC'S, WASH HAND BASINS, BATH AND SHOWER FITTINGS. SHOULD THE CLIENT WISH TO SELECT ALTERNATIVE FIXTURES AND FITTINGS, THEN THE FOREGOING SUM WOULD BE AVAILABLE AS A CREDIT AGAINST THE COST OF THE CLIENTS ACTUAL SELECTION // LOUNGE FIRE AND SURROUND NOT INCLUDED BUT CAN BE QUOTED ON REQUEST // DECORATION : A CHOICE OF UP TO THREE SEPARATE COLOURS WILL BE INCLUDED IN THE PRICE // CERAMIC TILING (NOT INCLUDED BUT CAN BE QUOTED ON REQUEST) // FLOOR COVERINGS/HARDWOOD FLOORING (NOT INCLUDED BUT CAN BE QUOTED UPON REQUEST) SERVICES : THE PROPERTY WILL BE CONNECTED TO MAINS WATER, ELECTRICITY AND SEWERAGE AND WILL BE WIRED FOR TELECOM INSTALLATION.





EXTERIOR VIEWS



# THE DAVAAR

PLOTS 03 & 04

'THE DAVAAR' IS AN IMPRESSIVE, FOUR BEDROOM, DETACHED VILLA, PACKED FULL OF CHARMING FEATURES INSIDE AND OUT. WITH A WIDE PROJECTION TO THE FRONT, THE EXTERIOR IS ESPECIALLY APPEALING.

INSIDE, THE STAIRCASE ADDS INTEREST TO THE SPACIOUS ENTRANCE HALL. THE LIGHT AND AIRY LOUNGE HAS A FEATURE FIREPLACE AS IT'S KEY FOCAL POINT. THE OPEN-PLAN KITCHEN/BREAKFAST/FAMILY ROOM HAS AN ABUNDANCE OF SPACE FOR DINING AND SEATING AREAS FOR 'CHILLING OUT' WITH FAMILY AND FRIENDS. THE KITCHEN IS FITTED WITH A WIDE RANGE OF APPLIANCES AND FRENCH DOORS FROM THE FAMILY/DINING AREA OPEN ONTO THE GARDEN FOR AL-FRESCO DINING. THE UTILITY ROOM, WITH SINK AND PLUMBING FOR A WASHER/DRYER, PROVIDES INTERNAL ACCESS TO THE GARAGE. THERE IS A FOURTH BEDROOM ON THIS LEVEL THAT COULD EASILY BE UTILISED AS A STUDY/FAMILY ROOM. A BATHROOM AND CLOAKS CUPBOARD COMPLETE THE GROUND FLOOR ACCOMMODATION.

UPSTAIRS, THERE ARE THREE BEDROOMS LEADING FROM THE BRIGHT AND SPACIOUS LANDING. THE MASTER BEDROOM HAS A DELUXE EN-SUITE BATHROOM AND FITTED WARDROBES TO GIVE THIS ROOM AN AIR OF OPULENCE. THE TWO REMAINING BEDROOMS HAVE FITTED WARDROBES AND A SHARE OF THE FAMILY BATHROOM. A WALK-IN LAUNDRY CUPBOARD IS LOCATED OFF THE LANDING.

THIS HOME ALSO COMES WITH A SINGLE GARAGE WITH AN ELECTRIC DOOR.







# SPECIFICATIONS

## FLOOR PLAN



## APPROXIMATE DIMENSIONS

KITCHEN/BREAKFAST/FAMILY	8.70M (28'7") X 3.50M (11'6")
UTILITY	1.75M (5'9") X 1.72M (5'8")
LOUNGE	5.54M (18'2") X 3.76M (12'4")
BEDROOM 4	4.09M (13'5") X 3.60M (11'10")
BATHROOM (GROUND FLOOR)	3.00M (9'10") X 1.74M (5'9")
MASTER BEDROOM	5.53M (18'2") X 1.05M (3'6")
EN-SUITE	2.70M (8'10") X 2.00M (6'7")
BEDROOM 2	5.55M (18'3") X 3.66M (12')
BEDROOM 3	3.90M (12'10") X 3.33M (10'11")
BATHROOM (FIRST FLOOR)	2.36M (7'9") X 2.10M (6'11")
STORE	3.50M (11'6") X 1.96M (6'5")
GARAGE	6.90M (22'8") X 3.90M (12'10")



## KEY FEATURES

// 4 BEDROOMS // 3 BATHROOMS // LOUNGE WITH FEATURE FIREPLACE // OPEN-PLAN KITCHEN/BREAKFAST/FAMILY ROOM // UTILITY ROOM & WALK-IN LAUNDRY CUPBOARD // UNDERFLOOR HEATING // SINGLE GARAGE WITH ELECTRIC DOOR // LOTS OF NATURAL LIGHT // ENERGY EFFICIENT MEETING LATEST BUILDING STANDARDS //

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FOUR ZONE CERAMIC HOB

900MM WIDE EXTRACTOR IN STAINLESS STEEL

INTEGRATED FRIDGE

INTEGRATED FREEZER

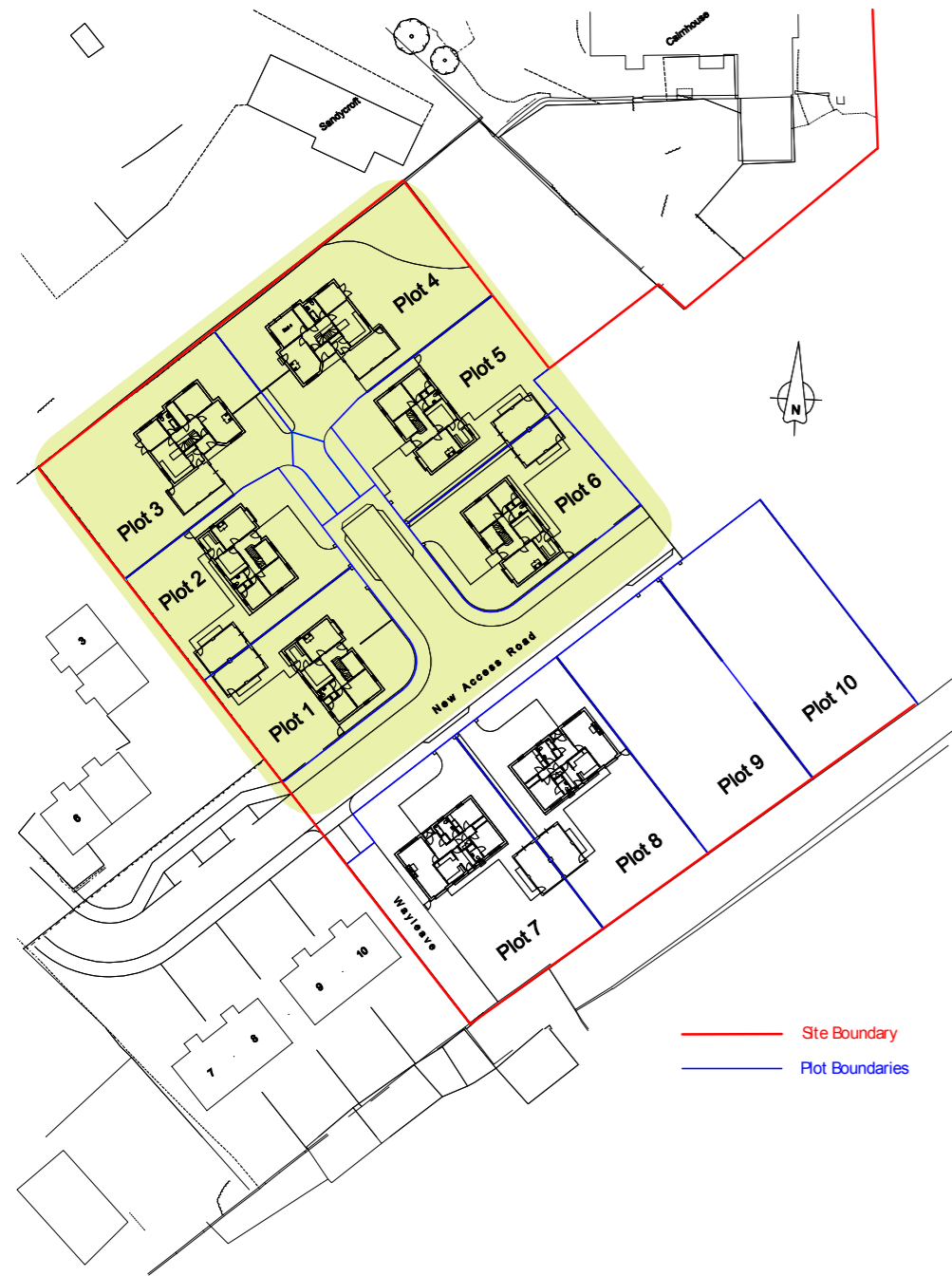
INTEGRATED DISHWASHER

STAINLESS STEEL 1 1/2 BOWL SINK PACK

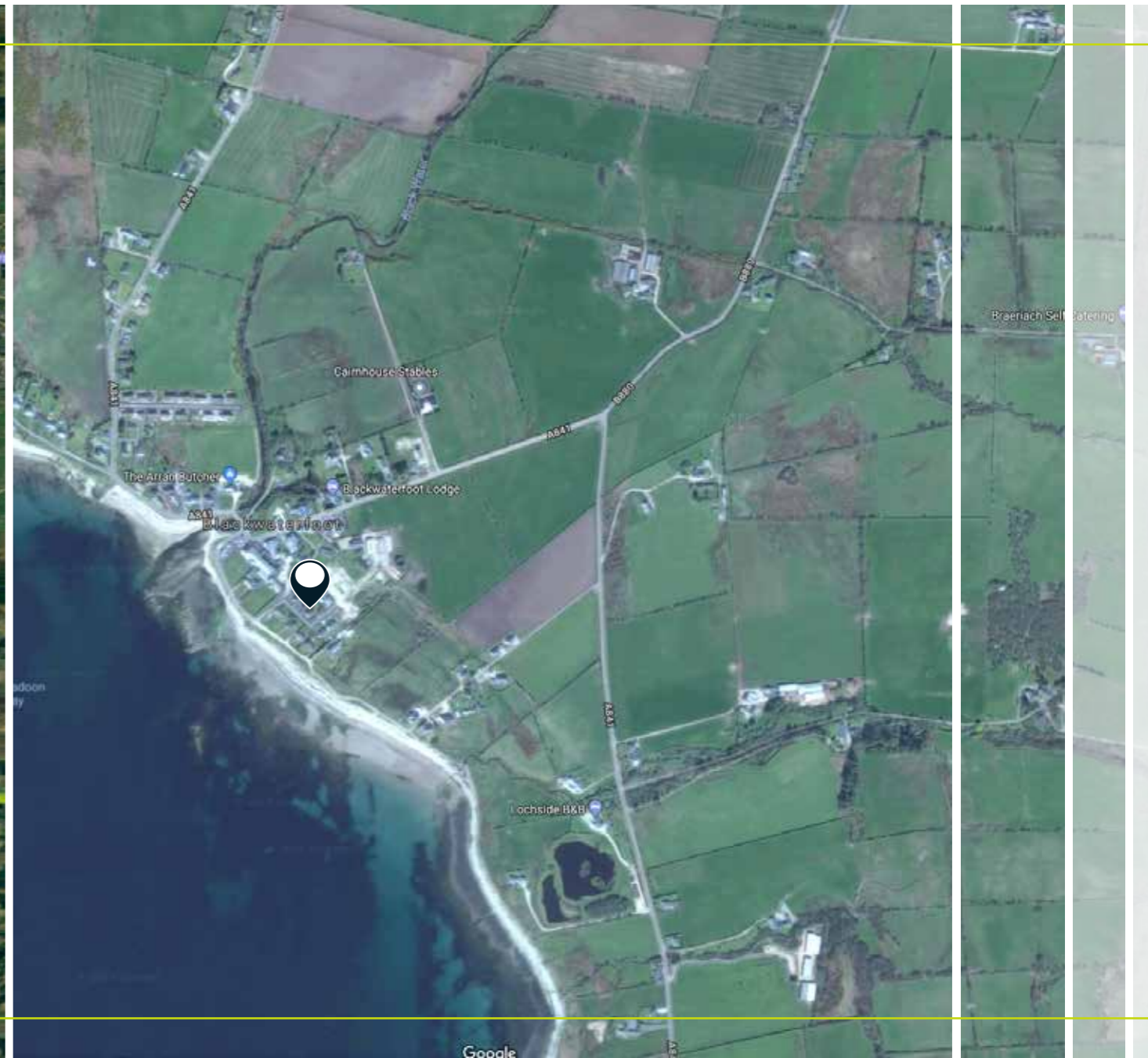
STAINLESS STEEL SINGLE BOWL PACK

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SITE PLAN & LOCATION





ISLE OF ARRAN

# CAIRNHOUSE



BUS LINKS



SEA VIEWS



FERRY



NEAR SCHOOLS



LOCAL AMENITIES



DRIVEWAY



ELECTRIC GARAGE DOOR



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Solicitors & Estate Agents

Part  
Exchange  
Available

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