



SEACREST

www.seacrestisleofarran.co.uk

Shore Road,
Lower Kildonan
Isle of Arran
North Ayrshire
KA27 8SE

Lower Kildonan ISLE OF ARRAN

Seacrest is situated on the south side of the Isle of Arran, in the picturesque village of Kildonan.

The bungalow has a fantastic position overlooking the very heart of a Marine Protected area, with far-reaching southerly views, which look out to the islands of Pladda and Ailsa Craig. This pretty village is off the main coast road. It has beautiful sandy beaches and a hotel/bar/restaurant, which are within a short walk from the bungalow. Kildonan is a haven for otters (delightful to watch from the comfort of Seacrest lounge), seals and a wide range of other wildlife including the occasional dolphin. Kildonan also boasts Yellow Port harbour, a sheltered mooring for small boats, opposite Kildonan village hall.

'Seacrest' is four miles from Whiting Bay with shops, pubs, restaurants and other amenities including a primary school, village hall, garages, golf course, bowling and putting greens. Four miles further on, is Lamlash with a secondary school, hospital, police, fire and coastguard stations and sheltered mooring facilities in Lamlash Bay.





“... far-reaching southerly views, which overlook the islands of Pladda and Ailsa Craig ...”

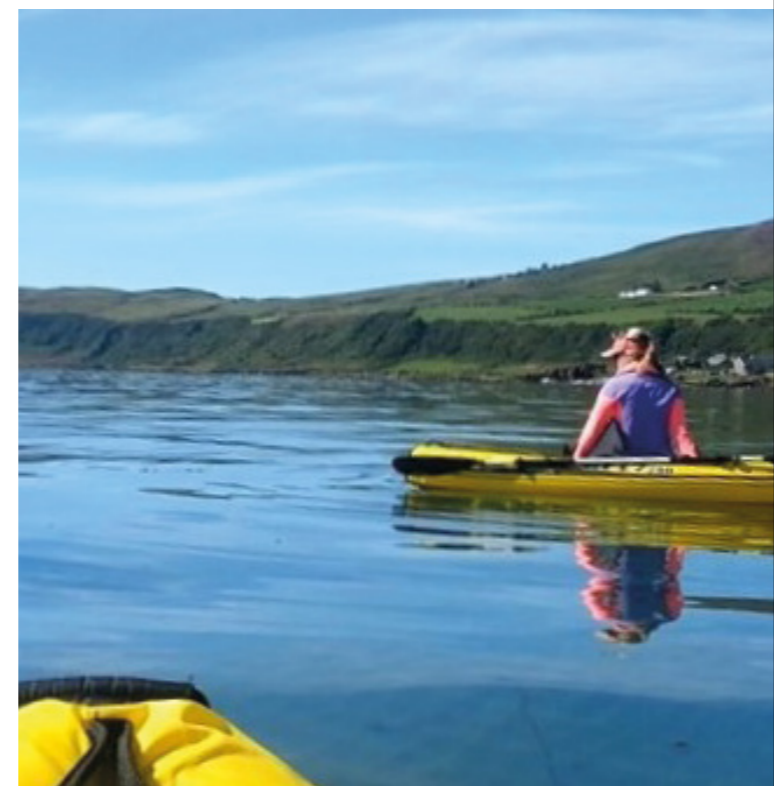
The main ferry port at Brodick (twelve miles) has a selection of shops, bars and restaurants, plus tennis courts and other leisure facilities at Auchrannie Spa Hotel, consisting of swimming pools, a sports hall and health spa. There is also an eighteen-hole golf course, primary school, library, banks and hotels. Brodick Castle, a National Trust for Scotland property, sits two miles to the north and overlooks Brodick Bay. Brodick is the port from which regular sailings throughout the day, serviced by Caledonian MacBrayne, lead to the mainland at Ardrossan. Commuters and travellers now benefit from Road Equivalent Tariff (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 thirty miles from Glasgow City Centre. Prestwick International Airport is sixteen miles to the south of Ardrossan, with Glasgow International Airport twenty-four miles east of Ardrossan.

Towards the south end of the island, at Kilmory, (4 miles from Seacrest) is the creamery, home of the famous Arran cheese. Kilmory also boasts one of the largest, quietest and most tranquil beaches on Arran.

Other interesting places on the island include the brewery at Claddach, the distillery at Lochranza and Arran Aromatics soap, candle and perfume making establishment at Claddach.

As well as its alluring coastline Arran offers some of the most spectacular hill-walking opportunities in Scotland with many historical sites and places of natural beauty along the way. There are seven golf courses including a twelve-hole course running alongside the extensive sandy beach at Blackwaterfoot, on the west coast. For those with an interest in horses, there is an equestrian centre at Blackwaterfoot and a pony trekking centre at North Sannox. The island offers some excellent fresh water and sea fishing.

On the North side of the island there is a regular Ferry from Lochranza to mainland Claonaig offering access to Skipness castle (historical interest and the delightful seafood log cabin), Tarbert (fishing village), the Mull of Kintyre peninsular, etc.





“... otters, seals and a range of other wildlife can be seen from the comfort of Seacrest’s lounge in the heart of this Marine Protected area ...”



SEACREST

Situated within an exclusive and a prime location close to the shore, allowing awesome (south facing) sea views, is this, two-bedroom, detached bungalow, all on one level. 'Seacrest' is a flexible and adaptable home and once inside, discerning purchasers will be greeted with a superb specification. The island of Ailsa Craig, a 1000 ft. high volcanic plug, sits directly in the centre of this vista and can be enjoyed from the patio doors to the front of the property.

'Seacrest' is a wonderful family home. Currently being used as a holiday home that also offers holiday lets commanding £595 per week in peak season. It offers

huge potential to further extend (STPP) and has the added bonus of usable space above the garage, which is currently being used as a comfortable bedroom.

The property itself is deceptively spacious and provides a highly successful marriage of well-proportioned apartments. The property sits within well-maintained gardens to the front and rear, which have been designed to enjoy the wonderful outlook. This provides a private and safe environment for children and/or pets and the beach is only yards away. Al-fresco dining and relaxing on the raised decking is thoroughly recommended. The property can be accessed via a

driveway, offering off-road parking for a number of vehicles, which in turn, gives access to an attached garage (with water, power and light). The driveway could easily be extended to accommodate additional vehicles if desired. A pull-down ladder (internally from within the garage) allows for access to the usable loft space. This zone is ideal overnight accommodation for friends or the perfect retreat. Peaceful walks can be enjoyed on the beach and the property overlooks the centre of a **Marine Protected Area**, which has a variety of wildlife including seals, otters, the occasional dolphin and numerous sea birds, all of which make this property a very special secluded haven.



“... where views of the ever-changing waters and Ailsa Craig and Pladda can be enjoyed ...”



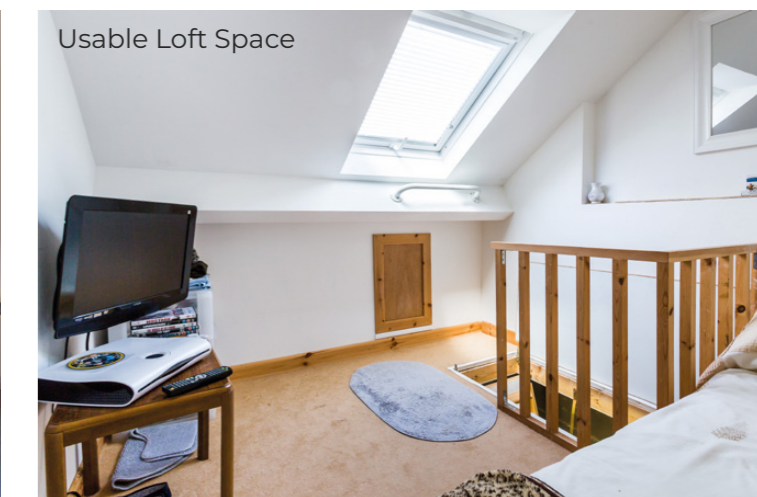
The front elevation of the property belies the accommodation internally, which comprises: Welcoming reception hall. Access to the loft is gained from here - the space that exists within this area would be ideal for conversion into further living space (subject to obtaining the necessary planning consents). Immediately impressive lounge, with patio doors opening into the front garden. It is from this spot where views of the everchanging waters and Ailsa Craig and Pladda can be enjoyed. The feature fireplace currently houses an electric fire but can also be used as an open fire and is the other key focal point of the room.

The kitchen/diner has a range of floor and wall units with a striking work surface, which provides a fashionable and efficient workspace. There is space for a freestanding cooker and fridge and there is ample space for a dining table and chairs for more informal dining and entertaining with friends and family and this zone is certain to become the very 'heart' of the home. A utility/laundry room is located off the kitchen and is plumbed for a washing machine and has additional space for an under-counter freezer. This is also the perfect spot for hanging jackets and wellingtons. A personal door opens into the rear garden and access is also gained into the garage.



“... The master offers tremendous views into the distance and has a set of patio doors that open directly onto the raised decking in the front garden ...”

There are two, well-proportioned, double bedrooms. The master offers tremendous views into the distance and has a set of patio doors that open directly onto the raised decking in the front garden - which is a stunning spot to spend an evening entertaining and has been used for this purpose on many occasions. The second bedroom is currently used as a twin and has views to the rear garden which has regular visits from red squirrels. A bathroom, with an electric shower over the bath, completes the impressive accommodation. The high specifications of this family/holiday home also include (sealed) double glazing and electric heating.





Specifications & DETAILS

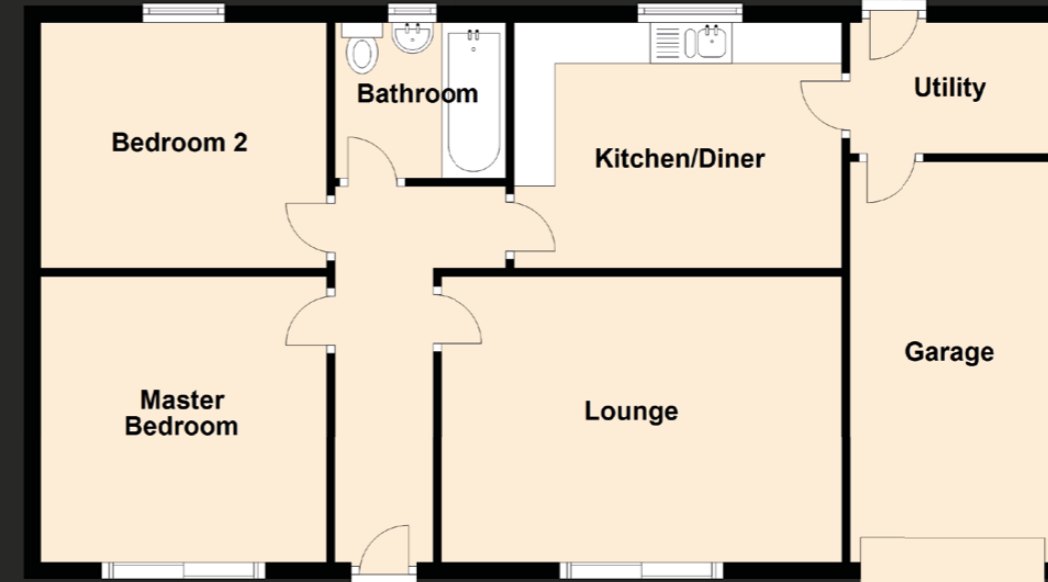
Approximate Dimensions (Taken from the widest point)

Lounge	4.90m (16'1") x 3.50m (11'6")
Kitchen/Diner	4.00m (13'1") x 3.00m (9'10")
Utility	2.50m (8'2") x 1.60m (5'3")
Master Bedroom	3.50m (11'6") x 3.50m (11'6")
Bedroom 2	3.50m (11'6") x 3.00m (9'10")
Bathroom	2.10m (6'11") x 1.90m (6'3")
Garage	5.00m (16'5") x 2.50m (8'2")
Usable Loft Space (Access from garage)	3.20m (10'6") x 2.30m (7'7")

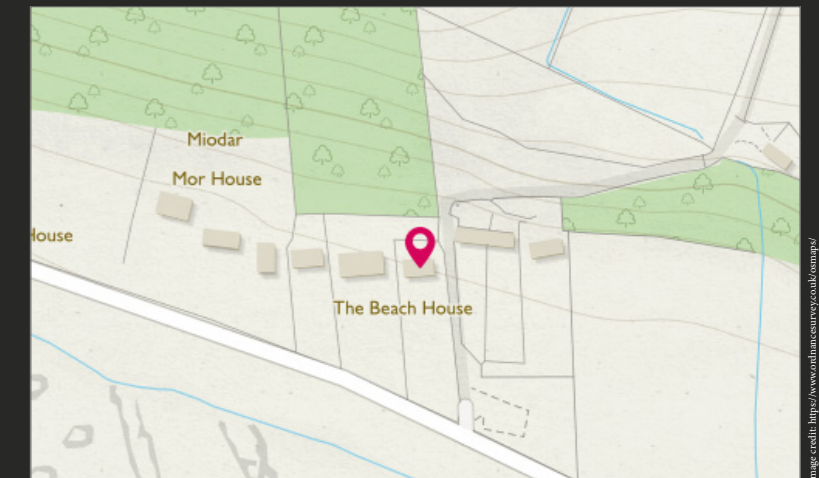
Gross internal floor area (m²): 69m² | EPC Rating: F

Fixtures and Fittings: A full inventory will be completed to detail all personal items excluded from the sale.

Website: The present owner has already publicised the establishment, locally, nationally and internationally at www.seacrestisleofarran.co.uk. This means that anyone wishing to continue operating as a self-catering business, will 'hit the ground running' as they will have immediate income/bookings at their disposal. Weekly rental can range from £495/£595.



Usable Loft Space



What our visitors say!

DATE NAME ADDRESS

3rd - 17th SEPT SASKIA FOSTER TEADON, LEEDS

30th DEC - 6th JAN. SASKIA & JANE. TEADON LEEDS

2017
1st - 24th March David & Jackie Jeff Lovick Farm House, Lovick Green, Ulverston, Cumbria

COMMENTS

Lovely Location, couldn't ask for better views. Lots of wildlife, otters, seals on the foreshore. Very comfortable house, home from home thank you. Hope to be back.

BACK AGAIN! 'HAPPY NEW YEAR!' Another lovely week and the weather has been very kind to us. Hope to be back again soon.

Thank you for a lovely restful and peaceful week, celebrating Jackie's 79th birthday and our 58th Wedding Anniversary. Mid March is probably not the ideal time to come, and we have had every kind of weather imaginable - gale force winds, pelting rain, snow on the roads at the north end of the island, interspersed with sunny spells and seas as calm as a millpond - but always with a warm, snug cottage home. Highlights were a very warm welcome on Sunday at Kilmore Parish Church (10 am), an inspiring round island trip, and a beautiful lunch at Glenisle Hotel in

COMMENTS

ADDRESS
Head-g-Muir, Stirlingshire.

"Wonderfull"! place to stay, in fact perfect. We loved our week here, and want to come back soon. To see such a lot of beauty in one place is truly staggering. Our delight to see the otter from the patio, was wonderfull, and the many birds, red squirrel, rabbits and believe it or not a "peacock"! and also a hare, running down the road. We loved the island, and people, and everything. That's why we will "come back again".



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Text and description
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Regional Manager



Professional photography
ANDY SURRIDGE
Photographer



Layout graphics and design
ALLY CLARK
Designer