



CRAIGEND FARM STEADING

Kildonan,
Isle of Arran,
North Ayrshire,
KA27 8SD

Kildonan ISLE OF ARRAN

This prime residential building opportunity has a fantastic position within Kildonan, with fantastic far-reaching southerly views, which overlook the islands of Pladda, Ailsa Craig and the Ayrshire Coast as well an uninterrupted view of the shipping traffic on the Firth of Clyde..

The site is situated on the south of the Isle of Arran, in the village of Kildonan. This pretty village is off the main coast road. The popular "Silver Sands" beach at the bottom of Craigend's access road is safe for swimming and there is a hotel/bar/restaurant, within a short walk from the house. Kildonan also boasts Yellowport harbour, a sheltered mooring for small boats, opposite Kildonan village hall.

The site 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.





“... fantastic 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 including leisure facilities at Auchrannie Hotel, including swimming pools, a sports hall and spa. There is also an eighteen-hole golf course, primary school, 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.

Other interesting places on the island include the brewery at Claddach, the distillery at Lochranza and Arran Provisions factory in Lamash. Also at Claddach, is Arran Aromatics soap, candle and perfume factory.

Arran offers some of the most spectacular hill-walking opportunities in Scotland and its seven golf courses ensure that tourists and locals alike are well provided for. For those with an interest in horses, there is an equestrian centre at Blackwaterfoot, on the west coast. The island offers, by prior arrangement, opportunities to shoot pheasant, stalk red deer, as well as some very good fresh water and sea fishing.





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CRAIGEND

FARM STEADING

McEwan Fraser Legal are delighted to present to the market this prime residential development opportunity with outstanding aspect and elevation within a secluded part of the Island

Accommodation

Derelict farm house and outbuildings including a separate building that once was a residential property with access to the fields to the rear and side elevation including garage outbuildings.

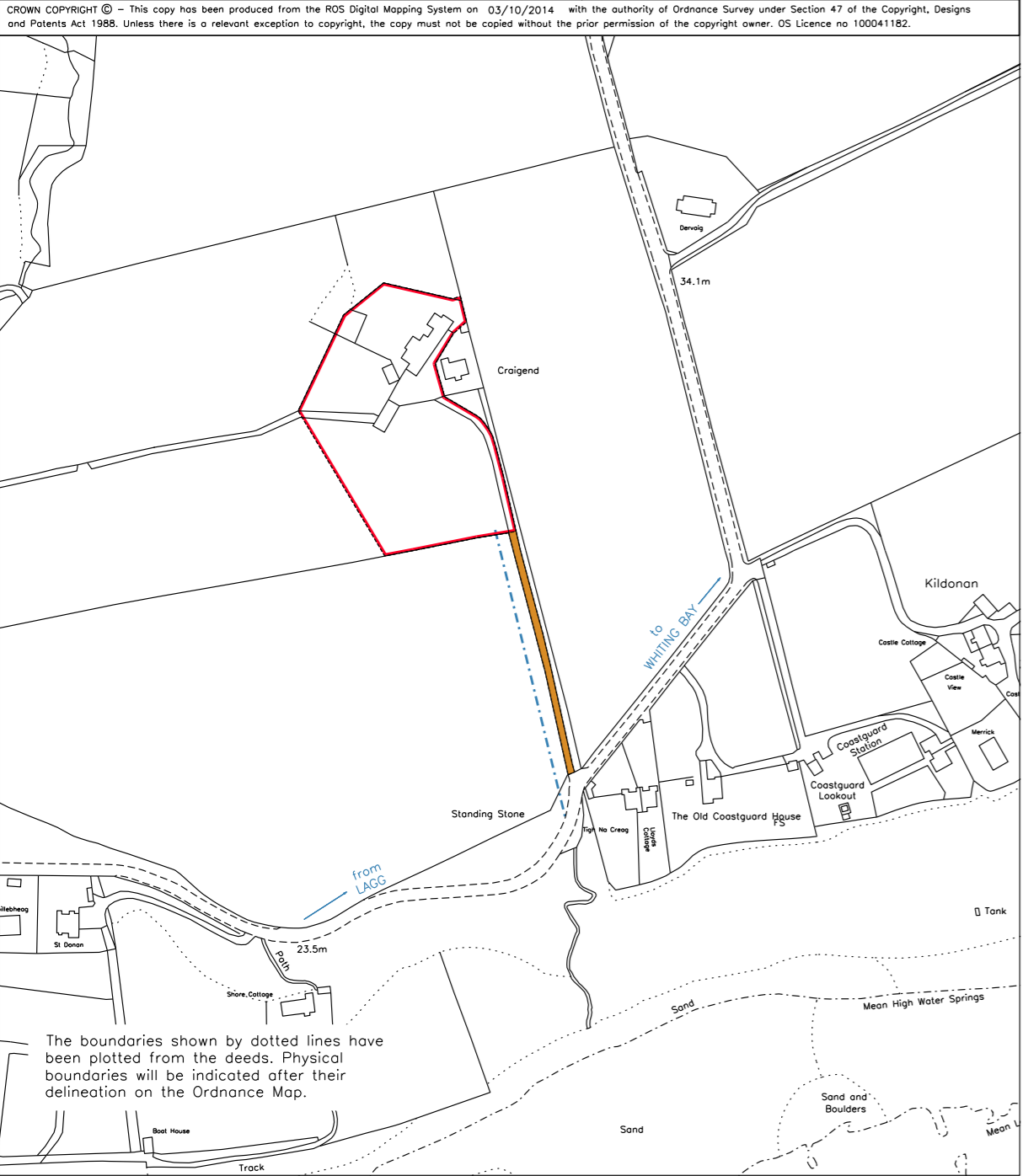
Services

We believe that all main services (power, water, septic tank, telephone line) are located in the vicinity of the site. There are residential dwellings in the immediate locale, which all have access to services. However, prospective purchasers should make their own enquiries with the appropriate service providers.

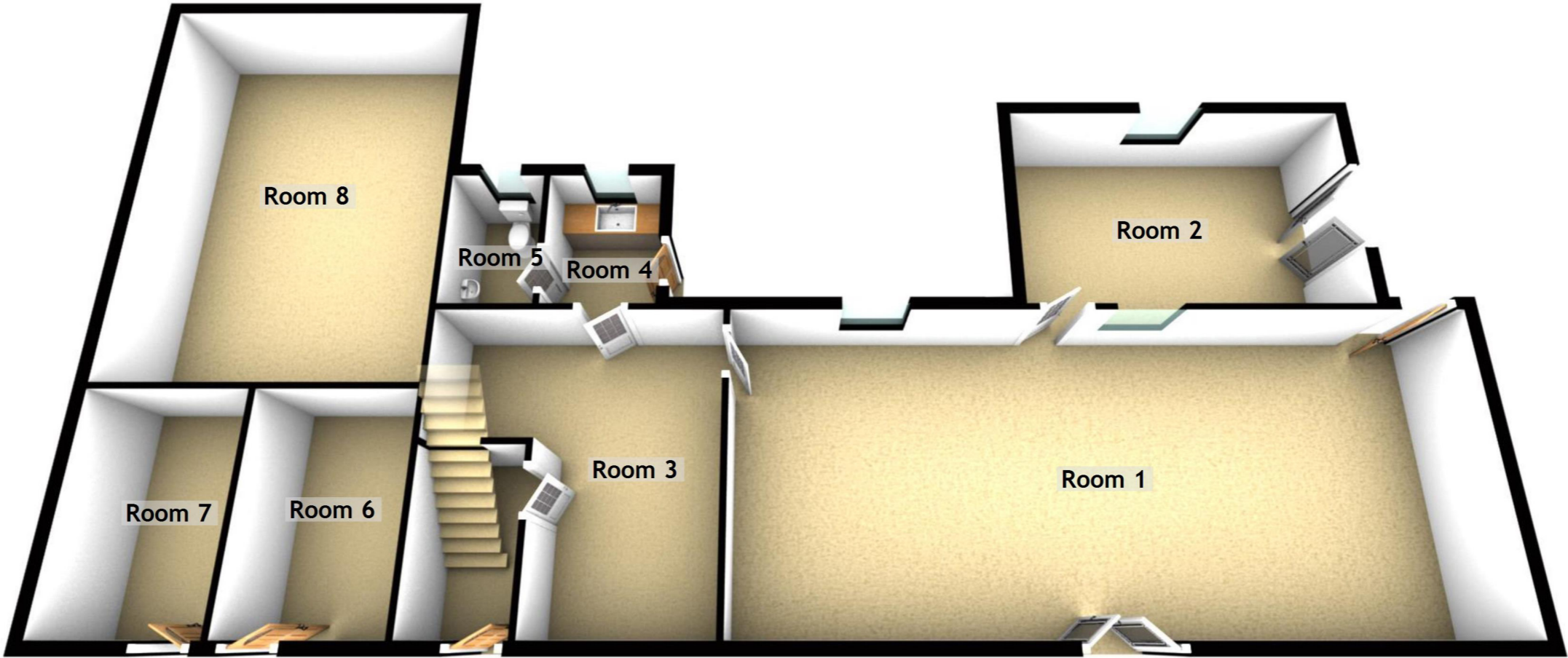








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Specifications & DETAILS

Approximate Dimensions
(Taken from the widest point)

Room 1	10.70m (35'1") x 4.60m (15'1")
Room 2	5.12m (16'9") x 3.20m (10'6")
Room 3	4.60m (15'1") x 4.20m (13'9")
Room 4	2.10m (6'11") x 1.70m (5'7")
Room 5	2.10m (6'11") x 1.40m (4'7")
Room 6	3.40m (11'2") x 2.30m (7'7")
Room 7	N/A
Room 8	N/A

Extras (Included in the sale): To be discussed at formal offer.



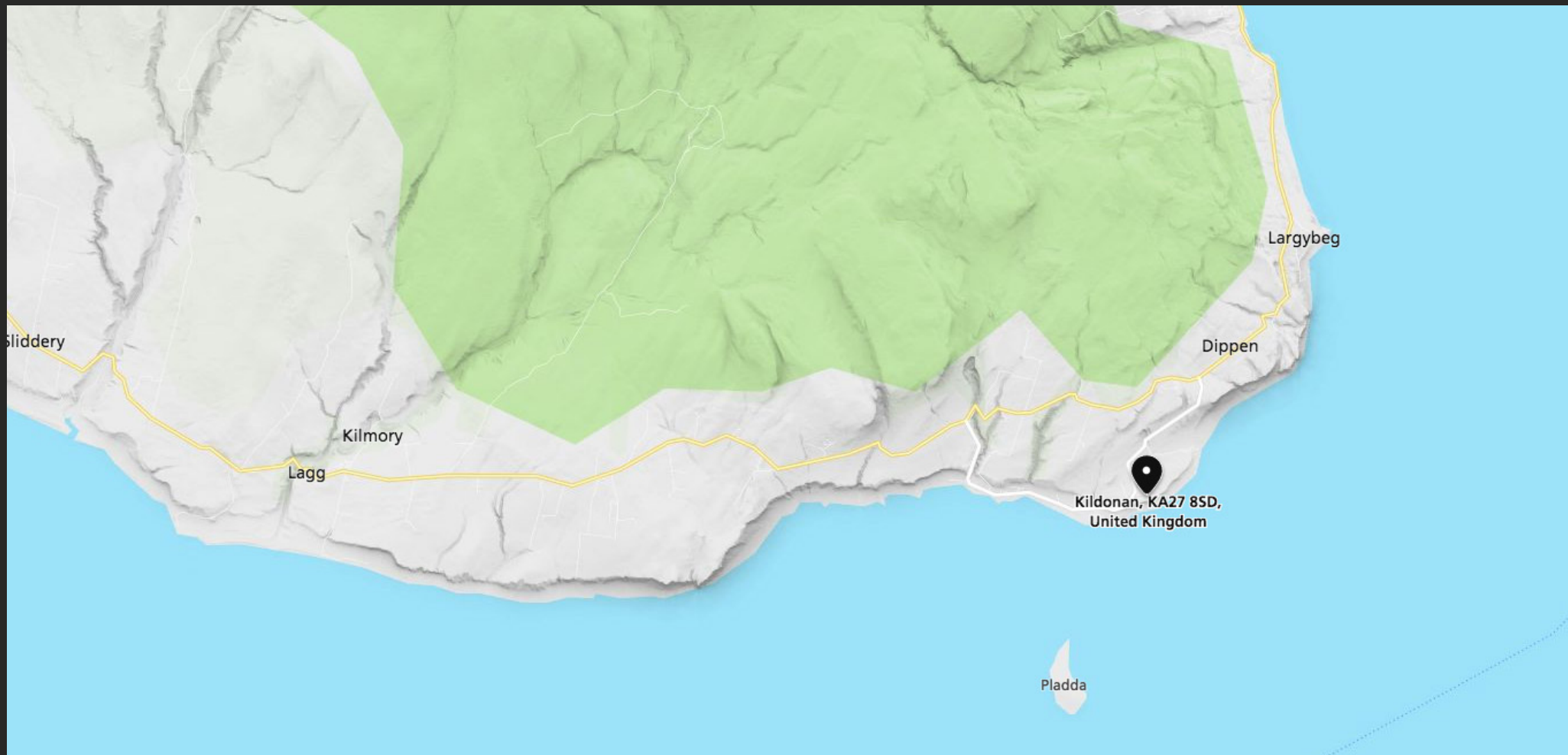


Image credit: <https://www.bing.com/maps>


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Part
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