



# PROJECT HOUSE

CHURCH BRAE, KILDONAN, ISLE OF ARRAN, NORTH AYRSHIRE, KA27 8SE

  
**McEwan Fraser Legal**  
Solicitors & Estate Agents





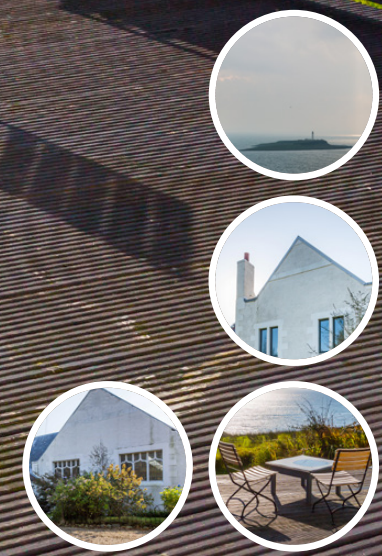
# ISLE OF ARRAN

NORTH AYRSHIRE, KA27 8SE

*"...Kildonan also boasts Yellowport harbour,  
a sheltered mooring for  
small boats..."*

Project House has a fantastic position and is situated on the south of the Isle of Arran, in the village of Kildonan. This pretty village is off the main coast road. It has a sandy beach and a hotel/bar/restaurant, which are both within a short walk from the house. Kildonan is a haven for otters, seals and a wide range of other wildlife. Kildonan also boasts Yellowport harbour, a sheltered mooring for small boats, opposite Kildonan village hall.

Project House is 4 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. The main ferry port at Brodick (12 miles) has a selection of shops including leisure facilities at Auchrannie Hotel, including swimming pools, a sports hall and spa. There is also an 18-hole golf course, primary school, banks and hotels.







*"... The family zone come dining kitchen has been professionally fitted to include a quality range of floor and wall mounted units..."*

Brodick Castle, a National Trust for Scotland property, sits 2 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 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. Other interesting places on the island include the brewery at Claddach, the distillery at Lochranza and Arran Provisions factory in Lamlash. Also at Claddach, is Arran Aromatics soap, candle and perfume factory. At the south end of the island, at Kilmory, is the creamery, home of the famous Arran cheese, although this is now being challenged by cheese factories at Claddach and Kilpatrick. 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.







# PROJECT HOUSE

CHURCH BRAE, KILDONAN

Part Exchange available. If you have ever leafed through a stylish design or property magazine, you will know that there are certain houses that capture the imagination. This beautifully presented and individually designed six bedroom detached villa, is a particularly picturesque example of contemporary living, you can't help but be utterly bewitched by this creation of what modern living in Scotland is all about. The property has been operating as a very successful holiday-let business, earning over £65k a year.

Split over two levels, the property provides extensive accommodation. Stepping through the main entrance, the welcoming hallway leads to the rest of the apartments on this level sets the tone for the rest of this beautiful property. Its luxurious fixtures & fittings give a glimpse of the quality features throughout. The family zone come dining kitchen has been professionally fitted to include a quality range of floor and wall mounted units with a striking work surface, creating a fashionable and efficient workspace. It also offers quality fixtures & fittings and complimented with a host of integrated appliances and beautiful views. It is easy to imagine the evening's of fine dining and good company this zone has played host whilst entertaining friends and family. A useful utility room is accessed from this zone. A spiral staircase gives access to the mezzanine level where you will discover a lounge come kitchen which is flooded with natural light from the doors onto the decking allowing you to 'invite outside in' and boasts a jaw dropping view. The feature fire gives the room a real cosy feel and is the perfect ambience in which to unwind in after a hard day. A well proportioned bedroom and shower room is also positioned on this level and would be the perfect 'teenagers zone'.





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*"...The cinema room will be popular with all members of the family, after a night of fine dining..."*

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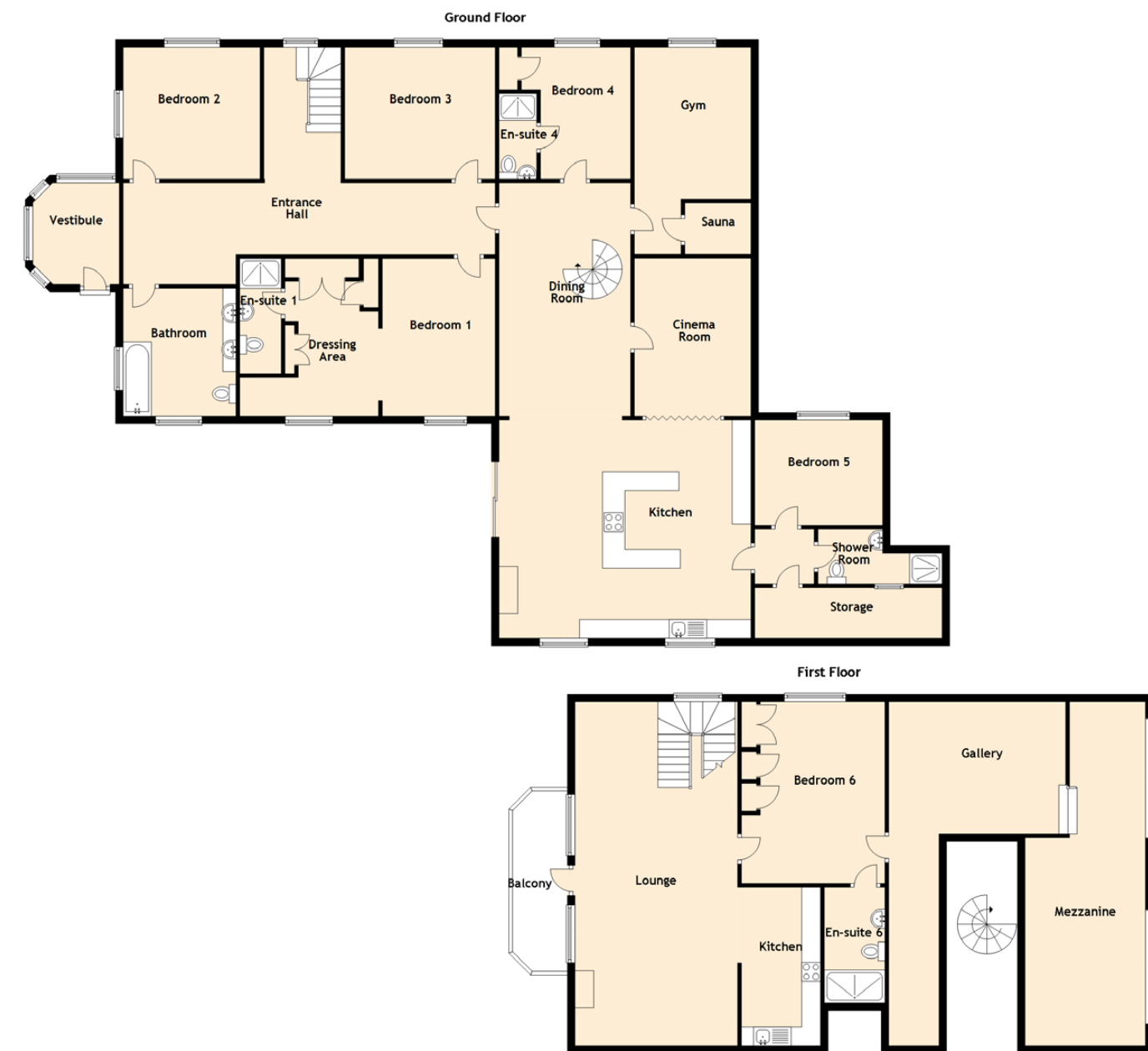
On the ground floor, the crisp and contemporary styling continues into the five well proportioned bedrooms with bedroom one having an envious dressing room. All of the bedrooms are bright and airy with tastefully decorated themes on bright and fresh layouts, these rooms offer lots of space to accommodate a range of furniture configurations and space for additional free-standing furniture if required. Some of which are also complimented with en-suites. The cinema room will be popular with all members of the family, after a night of fine dining, the dinner party will venture into this room. The current owners have transformed two of the rooms into a gym and sauna room but could be utilised to meet each individual purchaser's needs and requirements.

Externally, the garden surrounding the property is undoubtedly the heart of the home. Generous grounds synonymous with the luxury inside complete this tranquil countryside living. Many an evening will be spent in this zone enjoying the beautiful views and the peace and quiet.



# SPECIFICATIONS

## FLOOR PLAN & PROPERTY LOCATION



### APPROXIMATE DIMENSIONS

(TAKEN FROM THE WIDEST POINT)

#### GROUND FLOOR

Vestibule	2.70m (8'10") x 2.30m (7'7")
Kitchen	6.80m (22'4") x 5.80m (19')
Dining Room	6.20m (20'4") x 3.50m (11'6")
Cinema Room	4.20m (13'9") x 3.10m (10'2")
Gym / Sauna	5.50m (18'1") x 3.10m (10'2")
Bedroom 1	4.10m (13'5") x 3.00m (9'10")
Dressing Area	4.19m (13'9") x 3.25m (10'8")
En-suite 1	3.06m (10'1") x 1.25m (4'1")
Bedroom 2	4.00m (13'1") x 3.50m (11'6")
Bedroom 3	4.00m (13'1") x 3.50m (11'6")
Bedroom 4	3.50m (11'6") x 2.40m (7'10")
En-suite 4	2.27m (7'5") x 1.00m (3'4")
Bedroom 5	3.40m (11'2") x 2.80m (9'2")
Bathroom	3.40m (11'2") x 3.00m (9'10")
Shower Room	3.30m (10'10") x 1.45m (4'9")

#### FIRST FLOOR

Lounge	4.66m (15'3") x 2.17m (7'1")
Kitchen	3.70m (12'2") x 2.10m (6'11")
Bedroom 6	4.82m (15'10") x 4.20m (13'9")
En-suite	2.70m (8'10") x 1.61m (5'4")
Gallery	4.70m (15'5") x 3.50m (11'6")
Mezzanine	9.20m (30'2") x 4.38m (14'4")

GROSS INTERNAL FLOOR AREA (M2) : 215m2

EPC RATING : E

#### EXTRAS

(INCLUDED IN THE SALE)

Carpets, floor coverings, light fixtures and fittings, curtains and blinds.







# McEwan Fraser Legal

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THE SUNDAY TIMES  
 THE SUNDAY TIMES



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