

# Grianan House

KILDONAN, ISLE OF ARRAN, KA27 8SE



*A beautiful home with holiday let potential, set in one of the most beautiful places in the world*



01292 430 555



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





We are delighted to present to the open market – ‘Grianan House’, which has, arguably, one of the best positions within Kildonan, with uninterrupted sea views towards Pladda and Ailsa Craig. The word Grianan is Gaelic for sunny spot and with the south-facing aspect when the sun shines the house definitely lives up to its name. This three-bedroom, detached villa has been imaginatively designed to maximise the stunning southerly aspect and natural light that pervades this enviable shorefront location on the beautiful Isle of Arran.

Inside this three-bedroom home, you will find exceptional design and an inspired layout that provides light-filled, spacious luxury. An open, free-flowing approach to internal space ensures that this home combines livability with highly refined elegance. Heating and hot water are provided by a newly-installed air-source heat pump. The original builders used high-quality fittings and finishes to create a house that has been used for luxury short-term rental accommodation on the island. Once inside this home, you will be able to reach out and touch quality and craftsmanship, no matter what room you are in.

# THE ENTRANCE



Externally, there is the welcome addition of a driveway providing off-road parking for a number of vehicles. The entrance to the property is via a porch to the rear. There is a very handy laundry room which comes fully equipped with a washing machine and tumble dryer, offering space for the essential laundry and the storage of outdoor clothing and wellingtons.

The entire ground floor offers thoughtfully-planned sleeping accommodation, with three double bedrooms (all with wardrobes) and a family bathroom. The bright and spacious master bedroom is the last word in luxury, with fitted wardrobes and an en-suite shower room. Access can be gained from here into a private sunroom with views over the ever-changing waters and is the perfect spot for quiet contemplation.

# THE MASTER BEDROOM





The second bedroom also benefits from an en-suite shower room and all of the rooms have ample space for additional free-standing furniture if required and have use of a contemporary, family bathroom suite.

## BEDROOM 2





# BEDROOM 3 & THE BATHROOM





Moving up the staircase onto the second level - you are treated to one of the most zen and relaxing spaces on the island. The extensive glazing in the open-plan living zone makes the most of the natural light to create a modern and contemporary feel. Access can be gained from here through double French doors to the sun terrace, which provides quite outstanding sea views to the lighthouse island of Pladda and the volcanic island of Ailsa Craig. This is the perfect spot to spend a lazy summer's day entertaining friends and family and has been used for this purpose on many an occasion!

# THE LOUNGE









# THE KITCHEN/DINER



The kitchen/diner is a space conducive to the modern concept of open-plan entertaining. Integrated appliances (oven, hob, dishwasher) ensure the smooth lines and workability of the quality kitchen. The dining area has ample space and can easily accommodate eight people.





The current owners have operated Grianan House as a successful, popular holiday home rental for more than ten years. It has more than covered its costs after maintenance and significant improvements. There is a contract in place with a management company on the island meaning you could enjoy a very good yield without even having to get a ferry to the island. There is the option for this to be sold as a going concern and enquiries regarding this should be made to us directly.

The property and booking activity can be viewed at [www.cottages.com](http://www.cottages.com)

The large garden is a haven for red squirrels and rabbits. This is a truly unique property, set in one of the most magnificent locations in the world. Viewing is highly recommended.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

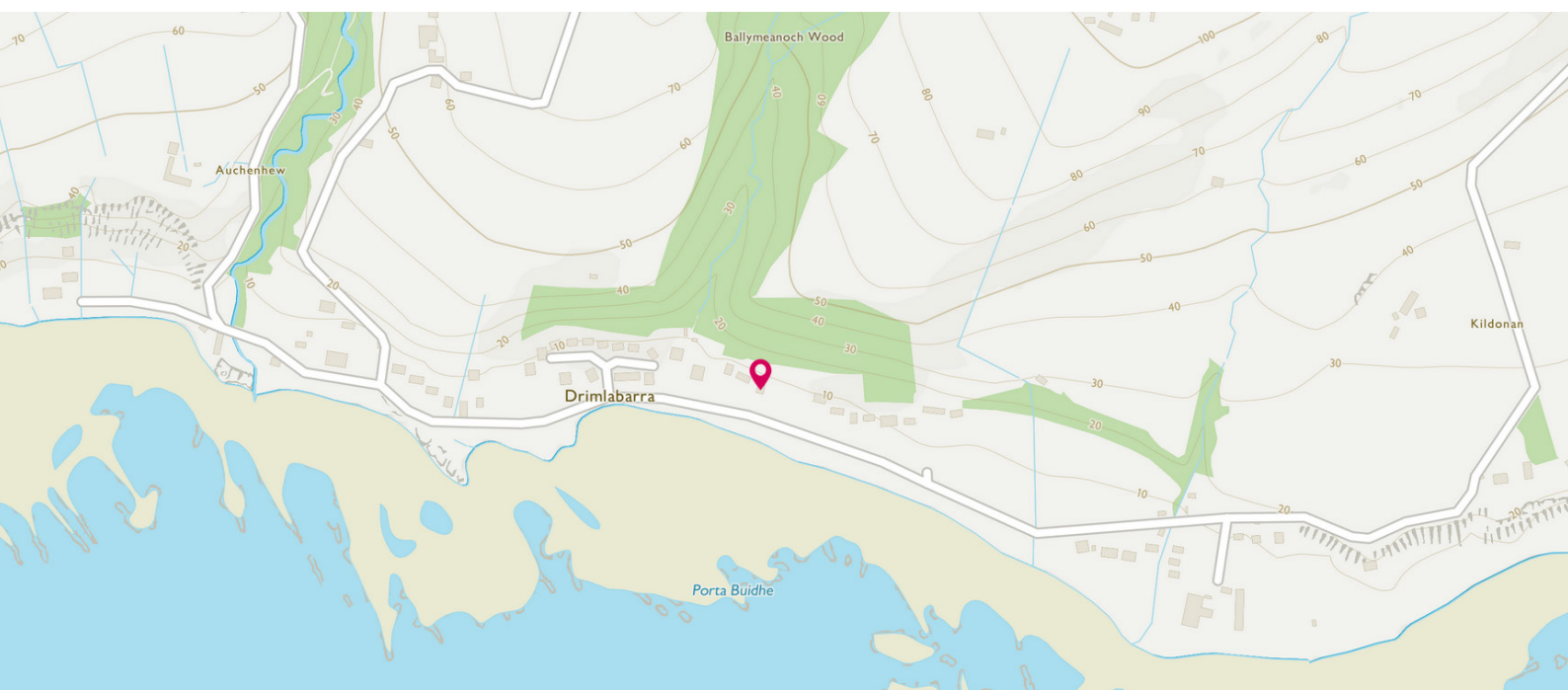


Approximate Dimensions  
(Taken from the widest point)

Master Bedroom	4.20m (13'9") x 3.90m (12'10")
En-suite	2.40m (7'10") x 1.20m (3'11")
Bedroom 2	4.20m (13'9") x 3.90m (12'10")
En-suite	2.30m (7'7") x 1.20m (3'11")
Bedroom 3	4.10m (13'5") x 3.40m (11'2")

Bathroom	3.30m (10'10") x 1.70m (5'7")
Utility	2.10m (6'11") x 2.00m (6'7")
Lounge	6.40m (21') x 5.90m (19'4")
Kitchen/Diner	5.90m (19'4") x 2.90m (9'6")
Terrace	3.80m (12'6") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 149m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

Grianan House is situated on the south of the Isle of Arran, in the village of Kildonan, on the main bus route. It has a fantastic position within the village, with far-reaching southerly views, which overlook the islands of Pladda and Ailsa Craig. 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.







'Grianan 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. 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 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 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.

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 of the island. A sailing club can also be found in Lamlash. The island offers, by prior arrangement, opportunities to shoot pheasant, stalk red deer, as well as some very good fresh water and sea fishing.



**McEwan Fraser Legal**  
Solicitors & Estate Agents  
Tel. 01292 430 555  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

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Surveyor



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