



Watermans

2 & 3 Bridgend Cottages & Bridgend Campsite

Shiskine, Isle of Arran, North Ayrshire, KA27 8EN



DM HALL
CHARTERED SURVEYORS

An exciting opportunity to obtain a
successful, family-run campsite
business (plus two cottages)



An exciting opportunity has arisen to obtain a successful, family-run campsite business (plus two cottages) on the outskirts of Shiskine on the Isle of Arran. The campsite enjoys a central location on the west of the island, making it easy to explore the rest of Arran, with spectacular views of the surrounding countryside and across the sea to Kintyre.

- Exciting business opportunity
- Family-run campsite in Shiskine
- Excellent location on the island
- Wonderful views of the countryside and the water
- Campsite with 15 pitches for motorhomes, caravans, and tents
- Well-equipped with additional facilities including
- Toilets, showers, and dishwashing cabins
- An outdoor children's play area
- WiFi
- A chemical disposal point
- Drinking water
- Recycling and general waste
- 2 Semi-detached cottages (currently let)
- One one-bedroom cottage
- One two-bedroom cottage



The Campsite



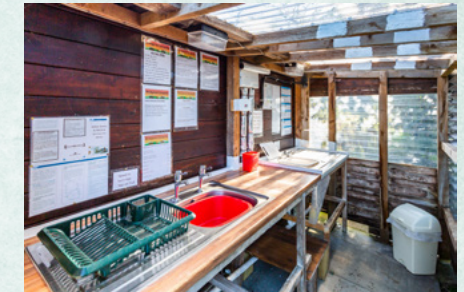
Bridgend Campsite consists of 15 pitches with electric hook-ups (7 hard stands, 8 grass) on a gently sloping site, with facilities for motorhomes, caravans, and tents. The campsite is currently open all year round, including Christmas and New Year, allowing visitors to enjoy the beauty all the different seasons bring to the island. Additional facilities on the site include toilets, showers, and dishwashing cabins, an outdoor children's play area, WiFi, a chemical toilet disposal point, drinking water, and recycling and general waste facilities. Accounts are available for the campsite on request, and more information can be found at www.bridgendcampsitearran.com, including a blog with details of recent improvements that have been made to the site.

Click here
to view to
Bridgend Campsite
website





Campsite Amenities



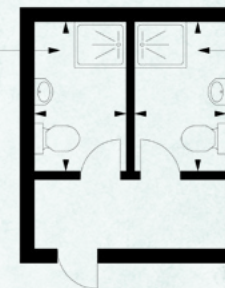
Shower Block
Approx. 12.8 sq. metres (137.8 sq. feet)

Toilet Block
Approx. 15.6 sq. metres (167.9 sq. feet)



Shower Room
8'6" x 5'3"
2.60 x 1.60m

Shower Room
8'6" x 5'3"
2.60 x 1.60m



WC
6'7" x 2'11"
2.00 x 0.90m

Shower Room
7'10" x 6'7"
2.40 x 2.00m



Total area: approx. 28.4 sq. metres (305.7 sq. feet)



[Click here to take a virtual tour of the cottages](#)



The Cottages

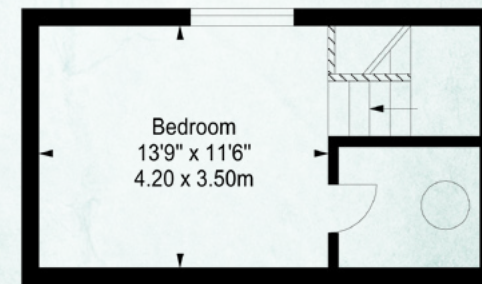
The semi-detached cottages are converted from an old stable block and situated on the edge of the site, with their rear gardens backing onto it.



2 Bridgend Cottages

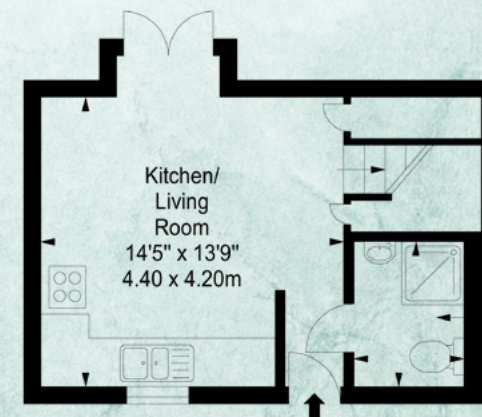
First Floor

Approx. 21.9 sq. metres (235.7 sq. feet)



Ground Floor

Approx. 27.2 sq. metres (292.8 sq. feet)





2 Bridgend Cottages is on the left and you enter through the front door into a small hall area (with two useful built-in storage cupboards), flowing openly into the living accommodation. The open-plan kitchen, living and dining room offers space for both lounge and dining furniture and features French doors opening onto a decked terrace in the rear garden. The kitchen is neatly fitted to one corner and consists of classic cream cabinets and workspace, splashback tiling, and a selection of freestanding appliances.



A shower room completes the ground-floor accommodation, and the cottage's double bedroom can be found on the first floor, supplemented by a walk-in cupboard. The cottage is heated by an air-source heat pump with underfloor heating, and shares a septic tank with number 3.



Outside, in addition to the decked dining terrace, number 2 is accompanied by a paved rear garden for easy maintenance.

The property is currently let at £350pcm (A copy of the lease is available to interested parties).

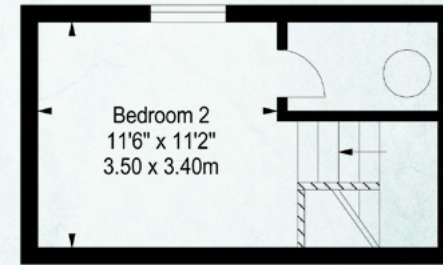
Home Report available upon request.

**Council Tax Band - B
EPC Rating - TBC**



3 Bridgend Cottages

First Floor
 Approx. 19.3 sq. metres (207.8 sq. feet)



Ground Floor
 Approx. 49.9 sq. metres (537.1 sq. feet)





3 Bridgend Cottages is the property on the right, the larger of the two, and the front door opens into a hall with built-in storage and space for coat and shoe storage. Leading off the hall to the right is the sociable open-plan living area, with ample room for configurations of lounge and dining furniture, and a kitchen with wood cabinetry, a ceramic sink, and provision for freestanding appliances. The room has a charming log-burning stove and features French doors opening onto the rear garden.





At the opposite end of the hall is the first of the property's two bedrooms, a spacious double, and a bathroom completes the ground floor, comprising a bath with an overhead shower and a glazed screen, and a WC-suite.

The remaining bedroom, also a double, can be found on the first floor and has a walk-in cupboard, with potential to create a third bedroom at first-floor level (STPP).

This cottage has the same heating as number 2 and has the additional benefit of solar panels, with Renewable Heat Incentive Payments over the last 3 years as follows:

2020 - 4 quarters- £658.17
2021 - 4 quarters- £853.77
2022 - 3 quarters- £670.36





Number 3 has a larger garden to the rear, predominantly paved for easy upkeep, with the area at the side offering potential to create private parking (STPP).

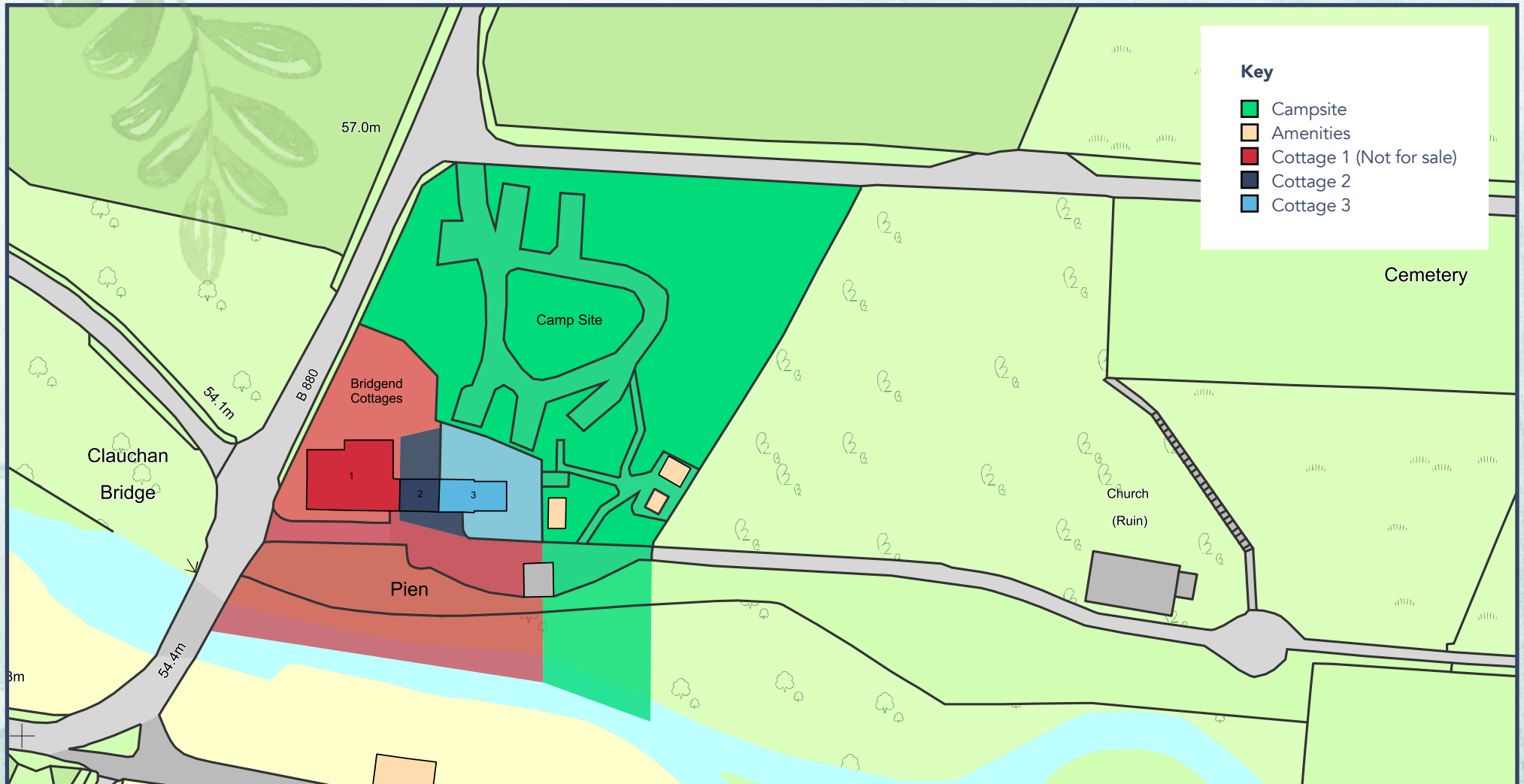
The property is currently let at £500pcm (A copy of the lease is available to interested parties).

Home Report available upon request

**Council Tax Band - B
EPC Rating - TBC**



Site Plan



Directions (From Brodick)

Turn right on leaving the ferry terminal, through Brodick village. After passing the golf club and primary school, the main road bends sharp right, but the B880 (String Road) is directly ahead. Follow the String for about 7 miles, Bridgend Cottages and Campsite is another $\frac{3}{4}$ of a mile on the left. Please come through the gated entrance with Bridgend Campsite on it.

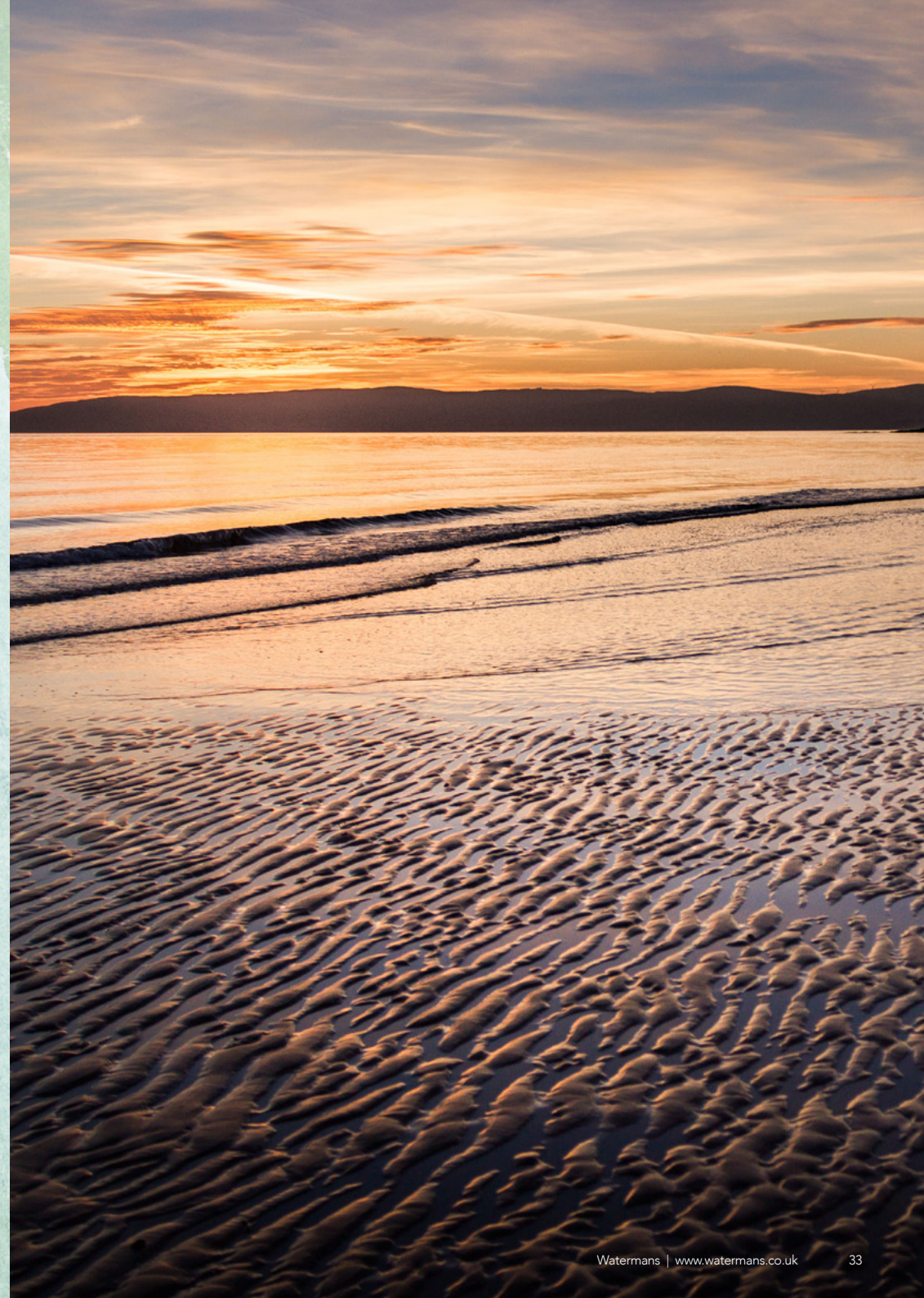
The Area

Bridgend Cottages and Campsite are situated on the outskirts of the small village of Shiskine, which provides local amenities that includes a primary school, two churches, medical centre and a regular bus service. The property is also within easy reach of local facilities at Blackwaterfoot, including Post office, newsagent, butchers and general store. The renowned Kinloch Hotel has a swimming pool, which is open to non-residents. The Shiskine Golf Club is approximately 11 miles South West of Brodick, off the A841 and at the western end of the B880 (known as "The String") which traverses the island from the main centre and ferry port of Brodick. 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 main line 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.

The Isle of Arran is Scotland's most southerly and accessible island. Sitting in the Firth of Clyde between Ayrshire and Kintyre, Arran is arguably one of Europe's most beautiful islands and is often described as "Scotland in miniature". The island is 19 miles long by 10 miles wide but has a remarkable diversity of landscapes. Arran offers a wide range of recreational facilities including; walking, pony trekking, golf, fishing, bowling, tennis, boat and cycle hire.





Watermans

Price & Viewings

Please refer to our website www.watermans.co.uk
call us on 07961 202906
email us at property@watermans.co.uk



DM Hall LLP

15 Miller Road, Ayr, KA7 2AX

Tel: 01292 268055

Contact: Anthony Zdanowicz

Mobile: 07768 031297

Email: anthony.zdanowicz@dmhall.co.uk

Web: www.dmhall.co.uk



All Professional photography
conducted by Andy Surridge

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