

The Old Exchange,
Lochranza,
Isle Of Arran,
KA27 8HL



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

2 Bed House located in Lochranza



*** UNDER OFFER ***

Nestled in the picturesque village of Lochranza on the Isle of Arran, The Old Exchange presents a charming opportunity for those seeking a delightful home by the sea. This beautifully presented house, built in 2009, is in walk-in condition, making it an ideal choice for both first-time buyers and those looking to downsize.

The property boasts views across to the Kintyre Peninsula and the Kyles of Bute with two well-proportioned bedrooms, providing ample space for relaxation and rest. The single inviting reception room is open plan to the spacious kitchen diner and offers a perfect setting for entertaining guests or enjoying quiet evenings at home. The modern bathroom is thoughtfully designed, ensuring comfort and convenience.

One of the standout features of this home is its impressive energy efficiency. Equipped with solar thermal panels and underfloor heating, it promises a warm and cosy atmosphere throughout the year while keeping energy costs low. The property is also well insulated, further enhancing its appeal.

Outside, you will find low-maintenance patio paving gardens and feature stone walls planted with mature and colourful shrubs, perfect private spot for enjoying the stunning views that this location offers. The outdoor space is ideal for al fresco dining or simply soaking in the tranquil surroundings. Additionally, there is parking available for two or more vehicles, ensuring convenience for you and your guests.

In summary, The Old Exchange is a remarkable property that combines modern living with the natural beauty of the Isle of Arran. With its excellent condition, energy-efficient features, and breathtaking views, this home is a rare find and not to be missed.

Entrance Vestibule

4'11" x 8'2"

The entrance vestibule is to the front of the bungalow and features a handy cupboard and plenty of room for storing all your outdoor gear.

Hallway

6'6" x 8'2" overall

The hallway accesses all the accommodation within, with a loft hatch for access to the roof space and a handy double linen cupboard with all the controls for all solar thermal panels, hotwater and heating system.

Kitchen Dining room

17'8" x 14'9"

Patio doors from the rear driveway access the central kitchen / dining room and a picture window to the front of the bungalow takes in the wonderful views across Lochranza Bay to Newtons' Point, the Kintyre peninsula and beyond to the Kyles of Bute.

The contemporary kitchen area to the front of the cottage, is fitted with wall ample wall and base units, gas hob, integrated appliances including a washing machine, dishwasher and fridge freezer.

The tiled floor with under floor heating leads you through to the open plan lounge.

Lounge

13'1" x 13'1"

The lounge enjoys a triple aspect with French doors out to the rear patio area and windows to both the front and side, flooding the room with natural light and taking in the panoramic views.

Bedroom 1

17'8" x 11'1"

At the end of the hallway the main spacious bedroom takes in the wonderful views across the front gardens and overlooking Lochranza Bay and benefits from two large built in wardrobes with sliding doors for storage.

Bedroom 2

11'5" x 7'6"

To the rear of the bungalow a good size single / cosy double bedroom.

Bathroom

6'2" x 7'10"

The contemporary family bathroom is fitted with a white suite and bath with shower over. It is partially tiled and benefits from both underfloor heating and a towel rail a solar light tube adds additional natural light.

Garden

The grounds are low maintenance and have been thoughtfully designed and landscaped making the most of the natural geology with stone dyke terracing creating flower beds. The gardens securely bounded by fencing.

The rear the gravel driveway leads down to the house, where there is a paving patio area off the lounge and gravel walkways around the house. There is a large timber shed with power and light, as well as greenhouse also with power to the side of The Old Exchange.

To the front gated and secure gardens slope down and are planted with a mixture of mature shrubs and flowering plants.

Services

The Old Exchange is connected to mains electricity and water. Hot water and heating is by the electric boiler and solar thermal roof panels supplying under floor pipes throughout.

Drainage is to a SEPA registered septic tank which is located within the front gardens.

Council Tax

The Old Exchange is rated 'D' for Council Tax paying £1705.02 including water in 2024/25.

A little more information

Lochranza is the most northerly village on Arran with its famous castle and sheltered anchorage. It is from here and a short walk from The Old Exchange that the ferry leaves to the Kintyre peninsula Lochranza is home to one of the two Distilleries on the island and a 9 hole golf course and campsite. At the heart of the village is a public village hall holding several events throughout the year and a small post office that is open twice a week. There is also a community owned hotel which has a bar serving pub grub, the local whisky and beer.

The local primary school with Early Years classes is located 6 miles away in Pirnmill and the high school is in Lamlash to which all pupils are transported daily by bus. The village of Pirnmill nearby also has a general store with post office and off sales and the Lighthouse Restaurant.

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What3words///

Every 3 metre square of the world has been given a unique combination of three words.

Used for navigation, here are the words for this property:

What3words///eager.marmalade.possible

Floor Plan

Floor plan is not to scale and is to be used for guidance only. Room sizes are approximate.

Viewings by appointment

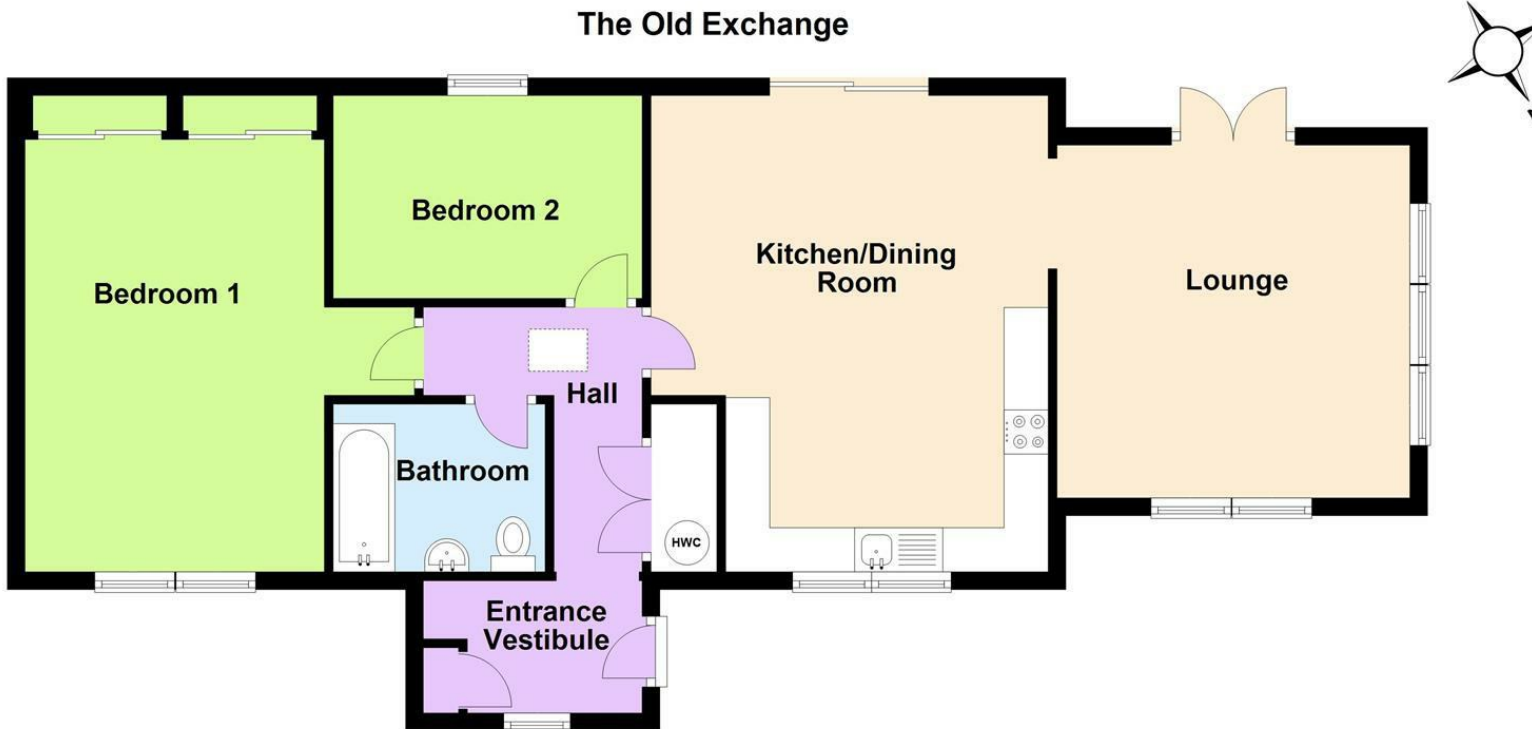
Please note that viewings are strictly by appointment.

The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be set. These particulars are believed to be correct but their accuracy is not guaranteed and they should not form or constitute any part of any contract.

Cal Mac travel details

If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.
Caledonian MacBrayne Tel: 01770 460 361 www.calmac.co.uk





DIRECTIONS

From Brodick pier, turn right and proceed through the viilage taking the coastal road north through Corrie and Sannox to Lochranza. Travel through the village passing the Lochranza hotel on the left hand side. Approximately 100 metres before Lochranza Pier take a sharp left turn travel up the narrow track and The Old Exchange is on the right hand side. What3words
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CONTACT

Invercloy House Brodick
Isle of Arran
North Ayrshire
KA27 8AJ

E: sales@arranestateagents.co.uk
T: 01770 302310
www.arranestateagents.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
EU Directive 2002/91/EC		