



The Steading,
Shiskine,
Isle Of Arran,
KA27 8EP



Arran
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4 Bed House located in Shiskine



Nestled in the picturesque and rural 'Shiskine Valley' on the Isle of Arran, this substantial and spacious detached bungalow enjoys a south facing aspect, a short distance to the village amenities within Blackwaterfoot.

It offers a perfect blend of comfort and flexibility for family living. With four or five generously sized double bedrooms, this home provides ample space for both relaxation, entertaining, or studio space and working from home.

The property boasts three well-appointed reception rooms, allowing for a variety of uses, whether it be a formal dining area, a cosy snug for family gatherings, or a creative studio space. The bright and airy atmosphere throughout the home is enhanced by large windows that invite natural light, creating a warm and welcoming environment.

Set within extensive secluded gardens, this residence offers a tranquil retreat from the hustle and bustle of everyday life. The gardens provide a perfect space for outdoor activities, gardening, or simply enjoying the serene surroundings and visiting wildlife. Additionally, the property features plenty of off-road parking and turning space, ensuring convenience for residents and guests alike.

This delightful bungalow has been sympathetically developed with additional upper floor living space; it is a fabulous home that caters to the needs of modern family life while offering the charm and beauty of its stunning location. With its flexible living spaces and peaceful setting, this property is an ideal choice for those seeking a harmonious blend of comfort and nature on the Isle of Arran.

Entrance hallway

20'4" x 15'10" overall

Spacious and bright front entrance hallway access all the accommodation within and the stairs to the upper floor.

Dining Room

13'1" x 11'1"

The dining room opens off the hallway and enjoys a south facing picture window over looking the front gardens towards the village of Blackwaterfoot

Lounge

17'10" x 22'10"

Double glazed doors from the dining room open into the extensive lounge with a dual aspect it is a bright and airy room. Patio doors open out to the south facing front gardens and the gable end window looks across the Shiskine Valley. This spacious room has a cosy feel with too with the multifuel stove to enjoy winter evenings beside.

Dining kitchen

16'4" x 11'3"

The large kitchen accessed via the hallway or utility room takes in the wonderful views across the Shiskine valley towards the hills and mountain range beyond the village of Shiskine. It is fully fitted with plenty of white base and wall units, integrated gas hob and a double oven and grill. There is space for a larger fridge freezer and dishwasher and a table.

Utility room

8'10" x 11'3"

Off the kitchen the large utility room has plenty of space for the washing machine and tumble dryer and features a traditional pulley as well as further cupboards and storage space.

Porch

8'6" x 6'8"

The rear porch has a tiled floor and plenty of room for storing all your outdoor and gardening gear.

Bedroom 1

16'9" x 12'10"

This lovely ground floor bedroom suite, is to the front of the bungalow with a window over looking the gardens.

There is plenty of space for a free standing wardrobe as well as a walk in cupboard for additional storage.

Ensuite shower room

9'6" x 5'10"

A large ensuite partial tiled and fitted with a white suite and corner shower. The frosted window over looks the side of the bungalow.

Bedroom 2

14'0" x 11'0"

To the side over looking the gardens, this spacious second double bedroom has built in wardrobes.

Bathroom

7'10" x 8'3"

The family bathroom is to the rear of the hallway and has a frosted window. It is partially tiled and fitted with a white suite with a bath.

Snug/Bedroom 3

14'0" x 13'3"

Currently used as a second snug/ sitting room, but equally could be a study, home office or third double bedroom. This cosy room to the side, benefits from a lovely aspect over the gardens and a feature fireplace inset with an electric fire.

Upper Hallway

6'9" (19'8" x 26'2" x 13'0" (42'7" x 13'0" (42'7" x 13'0"

The stairs are currently fitted with a stair lift leading up the upper hallway to the extensive sympathetic conversion and additional living space.

Studio/ Bedroom 4

13'0" x 27'5"

Off the upper hallway the studio has a dual aspect with south facing roof windows, taking in the wonderful views across to the village of Blackwaterfoot and beyond to the Kintyre peninsula and a gable end window looking across the Shiskine Valley. This bright and airy room is flooded with natural light making it the perfect artist studio and workshop space. Equally it could be additional living space or bedroom space.

Study area/ Bedroom

12'1" x 13'0"

The study off the hallway again is flooded with natural south facing light from the roof window and has space for a day bed and desk space or perhaps a dressing room.

A door of the bedroom opens into the hallway through to the shower room and Bedroom 5.

Bedroom 5

13'0" x 12'7"

Attic double bedroom with a south facing roof window.

Shower room

6'1" x 6'3"

A neat shower room fitted with a white suite.

Garden

The enclosed ample grounds offer privacy and seclusion with mature trees and shrubs, a timber garage, summer house, poly tunnel seating areas, flower beds, raised vegetable beds and lawns



areas. The driveway to the front provides ample space for parking and turning. The Steading enjoys an open, rural aspect across the Shiskine valley and down towards Blackwaterfoot village and is a haven for visiting birds and other wildlife.

Services

The Steading is connected to mains electricity and water and has its own septic tank. Central heating and hot water is by the air source heat pump, supplying radiators throughout. This is supplemented by the multi fuel stove in the lounge and electric fire within the snug.

Council Tax

The property is banded 'E' for council tax paying £2380.56 including water charges in 2025/26.

A little more information

The Steading is a welcoming spacious home full of potential, close to Shiskine village - a bustling local community with a village hall, primary school and community health centre. The secondary school for the island is in Lamlash to which pupils travel by bus each day. Blackwaterfoot village, less than one mile from The Steading, is well serviced with artisan bakery, grocers with newsagent, post office, a butcher shop and a garage and petrol station. The Kinloch Hotel with its leisure facilities, the famous 12 hole Shiskine golf course and tennis courts, bowling green and Shiskine beach are also located in Blackwaterfoot. The area is known locally as the 'Shiskine Valley' and embraces Arran life with many community clubs and events.

Floor Plan

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

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:///hoops.dwelled.salary

Cal Mac travel details

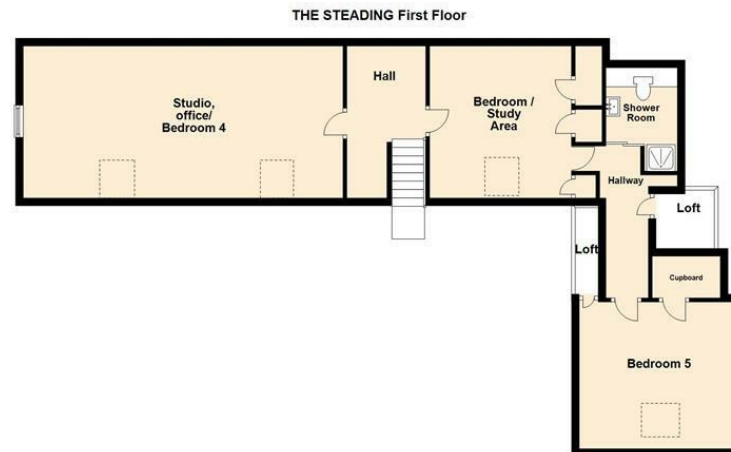
If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.

Caledonian MacBrayne Tel: 01770 460 361 www.calmac.co.uk

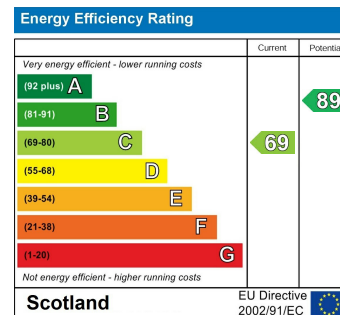
Viewings by appointment

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.



FLOOR PLAN NOT TO SCALE FOR GUIDANCE ONLY
Plan produced using Planity



DIRECTIONS

From Brodick Pier turn right and proceed through the village, taking the B880 road towards Blackwaterfoot. After approximately 8 miles, enter the village of Shiskine, travel past St. Molios church and leave the village and The Steading is 500 metres on the right. What3words [///hoops.dwelled.salary](https://www.what3words.com/hoops.dwelled.salary)

CONTACT

Invercloy House Brodick
Isle of Arran
North Ayrshire
KA27 8AJ

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