



1, Ladeside Place,
Shiskine,
Isle Of Arran,
KA27 8EG



Arran
ESTATE AGENTS 
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3 Bed House - Semi-Detached located in Shiskine



Located in the vibrant, community minded, rural village of Shiskine close to the well served west coast village of Blackwaterfoot on the picturesque Isle of Arran. This semi-detached house at 1 Ladeside Place offers a perfect blend of easy comfort, with scope for further development. With three double well-proportioned bedrooms, this home is ideal for families or those seeking extra space to work from home. The property features a spacious reception room, providing a welcoming area for relaxation and entertaining.

One of the standout features of this home is its large, south-facing garden, which is perfect for enjoying the sun throughout the day. Situated on a corner plot within a peaceful cul-de-sac, the garden offers ample space for outdoor activities, gardening, or simply unwinding in a tranquil setting and rural views. Subject to planning permission, the potential for development adds an exciting opportunity for those looking to personalise their home or expand its footprint.

The property has been upgraded and equipped with air source heating and solar panels, ensuring energy efficiency and comfort throughout the seasons. This thoughtful integration of sustainable technology not only reduces energy costs but also contributes to a greener lifestyle.

With its idyllic location, spacious living areas, and the promise of development potential, 1 Ladeside Place is rare a find. Whether you are looking to settle down in a serene environment or seeking a property with room to grow, this house presents an excellent opportunity to create your dream home on the beautiful Isle of Arran.

Entrance hallway

16'7" x 6'5" overall

Steps lead up to the front door opening into a wide hallway with stairs up to the upper floor. There is a large storage / linen cupboard to the rear of the hallway and plenty of space under the stair for storing all your outdoor gear, coats and shoes.

Lounge / dining room

20'7" x 13'3" overall

The spacious lounge / dining room has dual aspect picture windows flooding the space with natural light over looking the front and rear gardens.

Kitchen

13'3" x 11'5"

To the rear of the hallway the kitchen overlooks the rear garden and has a door out. It is fitted with wall and base units, a gas cooker, with plumbing for a washing machine and boasts plenty of room for a breakfast table.

Bedroom 1

10'3" x 10'9"

Ground floor double bedroom with a built in wardrobe to the front of the property. A versatile room that could also be a home office or second lounge/ reception room.

Shower room

7'1" x 5'6" overall

A spacious shower room with a window to the rear of the property. Fitted with a white suite and walk-in shower.

Upper hallway

2'7" x 9'2"

Airing cupboard / linen cupboard

5'11" x 5'2"

At the top of the stairs off the upper hallway a spacious cupboard housing the hot water tank and controls for the air source heat pump and solar panels.

Bedroom 2

14'7" x 10'2" overall

A spacious double bedroom with a dormer picture window taking in the wonderful views across the Shiskine valley and gardens, with a built-in wardrobe and cupboard

Bedroom 3

10'5" x 14'7" overall

A spacious double bedroom with a built in wardrobe boasts a dormer picture window taking in the wonderful views across the Shiskine valley and gardens.

Bathroom

5'2" x 7'3"

The fully tiled bathroom has a dormer frosted window to the rear of the property and is fitted with a white suite, with a bath with an electric shower over.

Garden

1 Ladeside Place is at the end of the cul-de-sac, surrounded by rural land. It sits within a large relatively flat secure corner plot and benefits from a southerly aspect and all day sun. The gardens are mostly laid to lawn with paviour walk ways and have been zoned with lawn area, flower beds, raised vegetables beds and a greenhouse.

Services

The property is connected to mains electricity, water and drainage. Hot water and central heating is by the air source heat pump, supplying radiators throughout. This is supplemented by solar photovoltaic panels on the roof off setting the cost of electricity.



Council Tax

1 Ladeside Place is rated 'B' by North Ayrshire Council paying £1675.45 including water and waste in 2025/26.

A little more information

1 Ladeside Place is semi-detached villa located within a short walk of the Shiskine primary school and early years classes. Arran High school is in Lamash to which pupils are conveyed daily. Other amenities local to Shiskine include the Health Centre and vibrant community village hall across the valley. The village of Blackwaterfoot is approximately one mile from Shiskine. Blackwaterfoot has a garage selling fuel, grocers/post office and off sales, bakers, newsagents, hairdressers and butchers. Leisure facilities include the unique Shiskine 12 hole golf course with clubhouse serving lunches, snacks and home baking. There is also external tennis courts and a bowling green. The Kinloch Hotel also has leisure facilities, restaurant and a bar open to non-residents.

The Isle of Arran is a place where you can find a little bit of everything you could ever want from a Scottish island; an ever-changing coastline, dramatic mountain peaks, sheltered beaches, verdant forests, great cultural festivals and a wealth of tasty local produce.

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:///revamping.headed.awaited

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

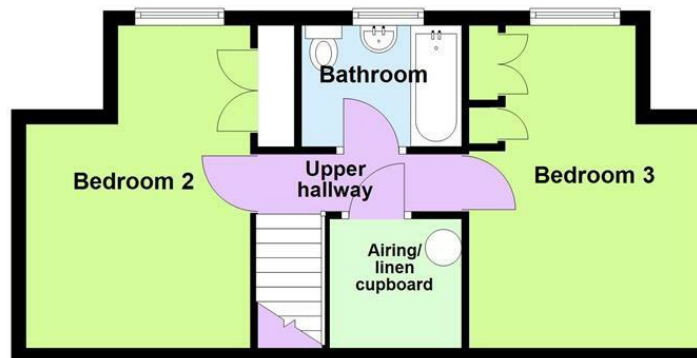
If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.

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





1 Ladeside Place



1 Ladeside Place Upper floor

DIRECTIONS

From Brodick Pier turn right and proceed through the village, taking the B880 road towards Blackwaterfoot. After 7 miles enter the village of Shiskine, travel to the heart of the village and turn left into Ladeside Place, proceed to the rear of the estate and bear right where No. 1 is the last property on the right-hand side. What3words
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CONTACT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
EU Directive 2002/91/EC		