



Kinneil,  
Lamlash,  
Isle Of Arran,  
KA27 8JT



**Arran**  
ESTATE AGENTS   
ISLAND OWNED & RUN SINCE 1990



Ten Bedroom  
Family Home  
Ongoing Business  
located in Lamlash



Commanding a stunning and elevated position in village of Lamlash on the picturesque Isle of Arran, the expansive, sweeping gravelled driveway welcomes you to this elegant home, setting the tone for the grandeur that lies within.

This substantial Scottish villa, built in 1885, offers a unique blend of historical charm and functional coastal living accommodation. The property boasts a wealth of provenance, making it a remarkable find for those seeking a family home incorporating an ongoing business opportunity.

Comprising six well-appointed apartments, this residence includes a premium three-bedroom living space for the owners, providing both comfort and privacy. The villa spans three floors, allowing for ample living space and versatility in its use.

One of the standout features of this property is its fabulous location, which offers uninterrupted views of the sea and the enchanting Holy Isle. The serene surroundings and stunning vistas create a tranquil atmosphere, perfect for relaxation and enjoyment.

Whether you are looking to establish a family home in a vibrant community or seeking a lucrative business venture in a sought-after area, this villa presents an exceptional opportunity. With its rich history, spacious accommodations, and breathtaking views, this property is sure to captivate those who appreciate the beauty of Scottish architecture and the allure of island living.

- Elegant home, with grandeur, provenance, and sea views.
- Built in 1885, a family home / ongoing business opportunity.
- Comprising six well-appointed apartments spanning three floors.
- Serene surroundings, stunning vistas, and tranquil atmosphere.
- Lucrative business venture in a sought-after island location.
- Incorporating superior owner's accommodation.



## MAIN HOUSE GROUND FLOOR

### Entrance Porch

4'11" x 12'2"

### Entrance Hall

5'8" x 20'10"

### Vesta Apartment Entrance Hall

4'9" x 10'9"

### Sitting Room

17'0" x 19'11" overall

### Bedroom

12'4" x 13'5" overall

### Kitchen

12'3" x 8'1" overall

### Bathroom

5'9" x 8'7" overall

### Vivid Apartment - Sitting Room

11'10" x 16'9" overall

### Kitchen/Dining

13'10" x 10'0"

### Inner Hall (Vivid Apartment)

6'5" x 3'4"

### Bedroom

12'4" x 11'5" overall

### Bathroom

3'10" x 9'8"

### Main Staircase to the Upper Floors

10'9" x 20'8" overall

### Rear Hall

7'9" x 3'10"

### Laundry Room

8'1" x 4'3"

### Store Room

4'2" x 8'6"

## FIRST FLOOR

### Owners Accommodation - Entrance Hallway

8'6" x 18'8"

### Lounge

17'6" x 19'10" overall

### Kitchen/Dining

14'4" x 16'2" overall

### Bathroom

6'8" x 8'10"

### Bedroom 1

12'11" x 14'0" overall

### Bedroom 2

10'2" x 13'11"

### Study/Office/Bedroom 3

7'2" x 8'7"

### Bedroom 4

11'5" x 12'7"

## SECOND FLOOR Brodick Apartment

### Bedroom 1

10'7" x 12'6"

### Bedroom 2

9'10" x 7'2" overall

### Bedroom 3

9'8" x 8'7"

### Bathroom

9'9" x 10'2" overall

### Kitchen/Dining Room

10'4" x 13'10"

### Lounge

13'1" x 24'11"

## ANNEX

### Petrel Ground Floor Apartment - Entrance

3'6" x 6'11"

### Open Plan Kitchen/Living/Dining

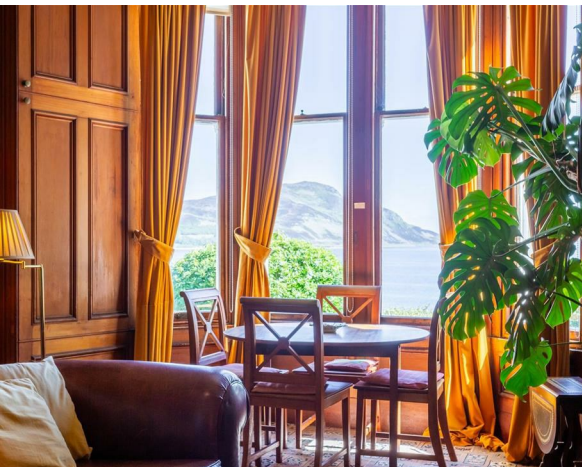
16'1" x 15'6" overall

### Bathroom

5'2" x 6'7"

### Bedroom

11'9" x 10'4"







Kinneil Lamlash, Isle Of Arran, KA27 8JT



**Eagle First Floor Apartment - Entrance**  
3'1" x 15'2"

**Open Plan Kitchen/Living /Dining**  
16'4" x 15'6"

**Bathroom**  
6'2" x 7'1"

**Bedroom**  
13'6" x 11'6"

**Garden**  
Kinneil enjoys substantial grounds, expanding to approximately around 1/2 acre. Beautifully planted and maintained, with variety of mature trees and established shrubs, the gardens wrap around the property embracing the gravelled driveway which sweeps gently up the front of Kinneil and includes ample parking. There are lovely defined seating areas, flower beds and a vegetable garden.

**Services**  
Kinneil is connected to mains electricity, water and drainage. Heating is by a mixture of electric wall mounted panel and storage heaters. Full electric central heating system in the owner accommodation.

**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](http://www.calmac.co.uk)

**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///preheated.lavender.grower





## DIRECTIONS

From Brodick Pier turn left and proceed to Lamlash. Dropping into the village and approaching the main coastal road, turn right into the road end named Kinneil and proceed through the double stone entrance pillars into the private driveway.

## CONTACT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		62
(39-54) <b>E</b>	32	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	