



Ardlui House,
Appended Cottages
& Land,
Kingscross,
Whiting Bay,
Isle of Arran,
KA27 8RB



Arran
ESTATE AGENTS

ISLAND OWNED & RUN SINCE 1990

3 Bed
Cottage Villa
with appended cottages
located in Kingscross
Whiting Bay



++ UNDER OFFER ++ The beautiful Island of Arran, with its wide variety of rugged scenery, picturesque villages and stunning shorelines, has been attracting holiday-makers in increasing numbers since the Clyde steamers of the 19th century.

Nowadays, it also offers an unparalleled quality of life for those lucky enough to be able to live there full-time, or able to keep a second home on the island.

Although it feels as peacefully remote from the hurly-burly as ever, modern transport links, including up to 10 sailings per day in summer, mean that it is less than two hours from both Glasgow International Airport and the centre of Glasgow.

Ardlui House and its appended cottages enjoy a feeling of perfect isolation; yet are ideally located in the centre of the eastern coastline of Arran, just 15 minutes drive from Brodick pier, and a mile north of the pretty coastal village of Whiting Bay.

This is a rare opportunity to acquire a traditional sandstone villa in one of the most stunning locations on the island, surrounded by its own pastures, and with considerable potential for additional income and development.

The subjects comprise the main three bedroom, three bathroom farmhouse, with two appended cottages as well as individual gardens, fields, and a caravan site.

The panoramic views from the property are absolutely spectacular, taking in the mountains rising behind Lamlash to the north, Holy Isle to the east, and south-easterly views over the Firth of Clyde.

ARDLUI HOUSE

Entrance Porch

6'9" x 6'1"

A bright porch with plenty of space for storing outdoor gear and providing a warm welcome into Ardlui House.

Hallway

6'6" x 6'1"

Spacious and stylish hallway with access to all of the accommodation within.

Lounge

18'10" x 14'10"

Stunning dual aspect lounge with feature wood burning stove, original restored wall storage and deep recessed windows - all with stunning elevated views.

Kitchen / Dining Room

27'6" x 12'11"

Exquisitely renovated kitchen which has been opened out to created a delightful open plan kitchen dining room. With a door leading to the enclosed front garden and another to the rear, every detail has been considered and beautifully executed. The room features the exposed original sandstone wall, a large picture window as well as large Velux roof windows which flood this room with an abundance of natural light.

Utility Room (overall)

6'8" x 6'5"

A cleverly concealed utility toom off the kitchen with plumbing for laundry equipment.

Ground Floor Shower Room

8'2" x 8'1"

A contemporary shower room with quirky bespoke fixtures and a frosted window for natural light and ventilation.

Bedroom One

18'2" x 12'0"

An elegant dual aspect master room boasts plenty of built in storage.

Ensuite Shower Room (overall)

6'3" x 4'11"

The cleverly concealed ensuite facilities are contemporary and stylish including a large shower.

Bedroom Two

9'6" x 14'0"

With views from the dormer window to the front, this double room is well proportioned with space for a desk and wardrobe.

Bedroom Three

8'3" x 14'8"

A third good sized double bedroom with a dormer window view towards Lamlash Bay and Holy Isle and another quirky wee deep recessed square window.

Bathroom

6'7" x 8'3"

The family bathroom, with shower over bath, with bespoke fixtures and fittings.



EAST and WEST COTTAGE

Both East and West Cottages are appended the Ardlui House and are ripe for development.

East Cottage has a total sqm of 101.74m2 (over two floors).

West Cottage has a total sqm of 91.64m2 (over two floors).

The cottages need of considerable refurbishment and not presently habitable, however they offer huge potential for expansion, separate accommodation, garage or office space - the choice is yours!

A little more information

The thriving and welcoming community of Whiting Bay, a mile to the south, offers a selection of shops, a garage, pub, church, builders' merchant, restaurants, golf course and bowling green. The house is equi-distant to an excellent primary school there, and to the island's secondary school at Lamlash.

Council Tax

The property is banded F paying £3392.10 in 2025/26.

Garden and Grounds

This is a rare opportunity to acquire a traditional sandstone villa in one of the most stunning locations on the island, surrounded by its own pastures, and with considerable potential for additional income and development.

There are 14 acres of land, used mostly for grazing, but would suit equestrian use, organic production, etc, and include a caravan site, pleasant footpaths, and mature gardens boasting a range of attractive shrubs and trees.

Floor Plan

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

Services

Ardlui House is connected to mains electricity and water.

Drainage is to a septic tank located on the grounds.

Central heating is by the newly installed LPG fired boiler supplying radiators throughout. This is supplemented by the log burning stove in the lounge.

Ardlui further benefits from solar photovoltaic panels which offset the electric running costs.





Ardlui House Kingscross, Whiting Bay, Isle of Arran, KA27 8RB

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

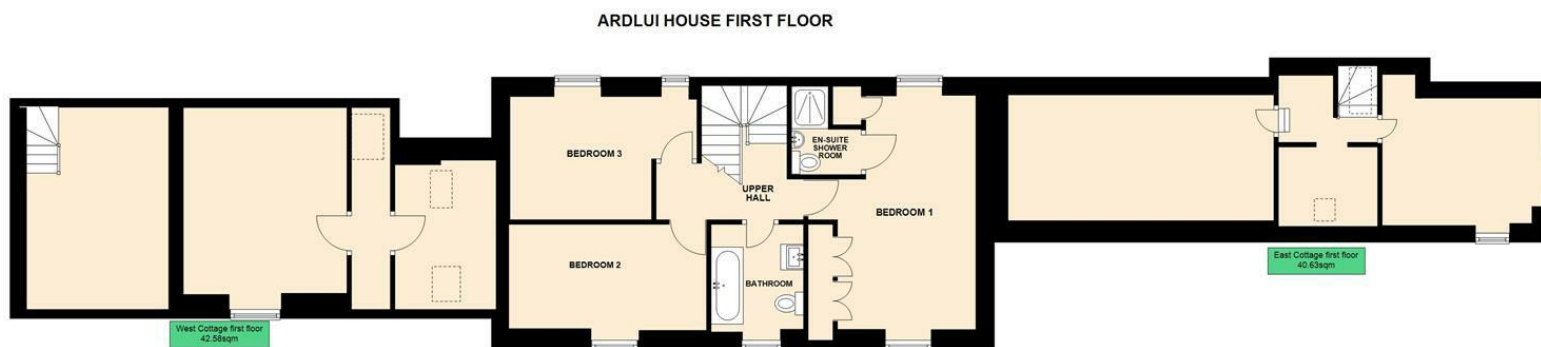
What3words///

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

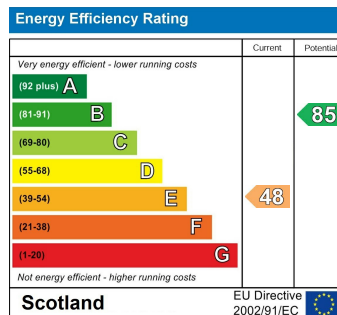
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TOTAL AREA: APPROX. 344.9 SQ. METRES (3712.6 SQ. FEET)



DIRECTIONS

Ardlui is located approximately one mile north of the coastal village of Whiting Bay on the east coast of Arran. Access to the subjects is by a shared private road leading directly from the A841 at grid reference NS042284 between Lamlash and Whiting Bay.

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