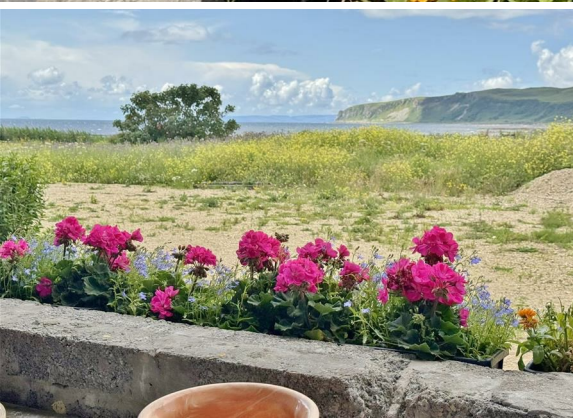




Apartment 7,
Harbour Haven,
Kildonan,
KA27 8SE



Arran
ESTATE AGENTS

ISLAND OWNED & RUN SINCE 1990

2 Bed
Apartment
located in Kildonan



PRICE DROP TO FIXED ASKING PRICE OF £185,000

Welcome to Apartment 7 at Harbour Haven, a stunning ground floor apartment located in the picturesque village of Kildonan. This contemporary new home, part of the second phase of the Harbour Haven development. It is offered fully furnished and presents a perfect blend of modern living and coastal charm, making it an ideal choice for both a permanent home or a managed holiday let.

The apartment features a spacious open plan kitchen and living room with access out to a private patio and garden area. With its south west aspect it takes in the wonderful views across Kildonan shore and is flooded with natural light, creating a warm and welcoming atmosphere. There are two well-proportioned bedrooms, providing ample space for relaxation and rest. The shower room is thoughtfully designed, ensuring comfort and convenience for residents and guests alike.

Residents will also benefit from the on-site restaurant and fully licensed bar, perfect for socialising with friends or unwinding after a long day. This unique combination of amenities enhances the appeal of the apartment, making it a desirable option for those seeking a vibrant community atmosphere.

The standout feature of this property is its enviable shore front location, allowing you to enjoy breath taking views and the soothing sounds of the sea right from your doorstep. The communal gardens surrounding the development with direct access to the beach provide a lovely outdoor space for leisurely strolls or enjoying a sunny afternoon.

Entrance hallway

3'11" x 13'7" overall

Spacious entrance hallway accesses all the accommodation within and opens through to the open plan living kitchen dining room.

Open plan kitchen and living room

12'5" x 23'1"

The generous open plan living, dining and kitchen enjoys a south west aspect and view through the windows and glazed door out to the patio across Kildonan Shore to Bennan Head.

The kitchen area a neutral coloured gloss kitchen units, with extensive breakfast bar for dining, built in microwave, oven/grill, dishwasher, washing machine. fridge freezer and induction hob with smart island cooker hood.

Bedroom 1

12'4" x 7'10"

A double bedroom with views to the side of the apartment.

Bedroom 2

6'10" x 10'4"

A good sized single bedroom with a window over looking the rear access courtyard.

Shower room

5'5" x 9'1"

The large shower room is fitted with a walk in shower with smoke glass panels, a white suite, vanity unit with heated mirror above.

Garden area

10'8" x 22'11"

To the front of the apartment is a very generous covered private patio area, taking in the wonderful south west aspect and views across the Kildonan Shore to Bennan head, the perfect place to sit and relax watching the world go by or enjoy an afternoon barbeque and spot all the visiting wildlife.

Services

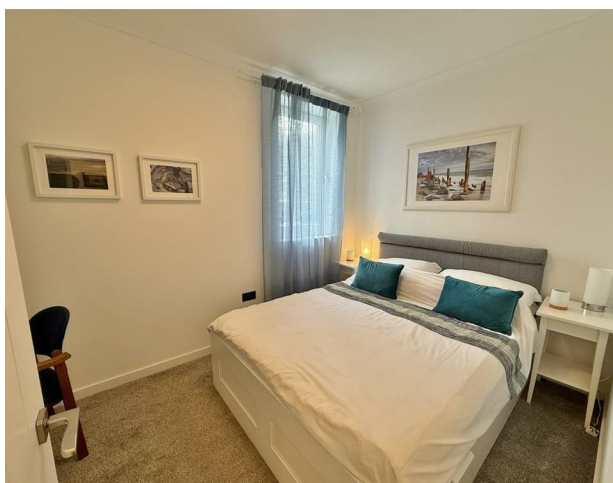
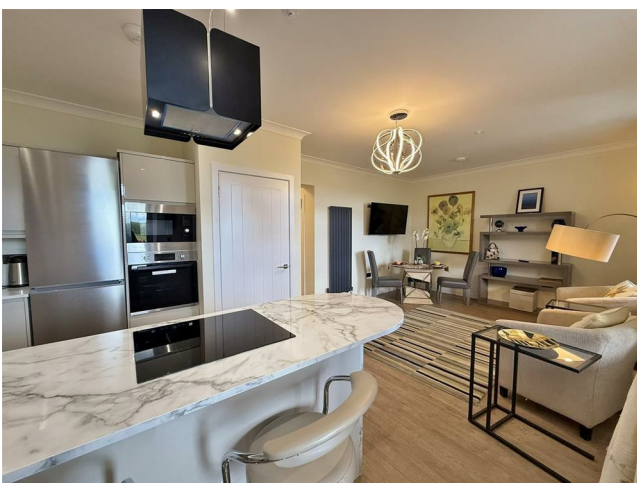
Apartment 7 is connected to mains electricity, water and drainage to a communal septic tank. Hot water and heating is by electric immersion supplying radiators throughout.

The apartment is also fitted with a high pressure water mist fire suspension system.

A little more information

If purchased fully furnished as a managed apartment and holiday let, Harbour Havens offer housekeeping packages and manage all bookings relieving the pressure for the owner.

Apartment 7 is the last of the ground floor apartments available to purchase, a further four upper floor apartments are currently under going development to be completed within the next year.



Located in the southerly quiet village of Kildonan, its shore front location is the perfect spot to enjoy some of Arran's native wildlife including seals, otters, seabirds and dolphins as they pass by. The beaches are all natural and geologically unique looking out over the island's of Pladda and Ailsa Craig and beyond to the Irish coastline.

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///monday.dimensions.good

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.

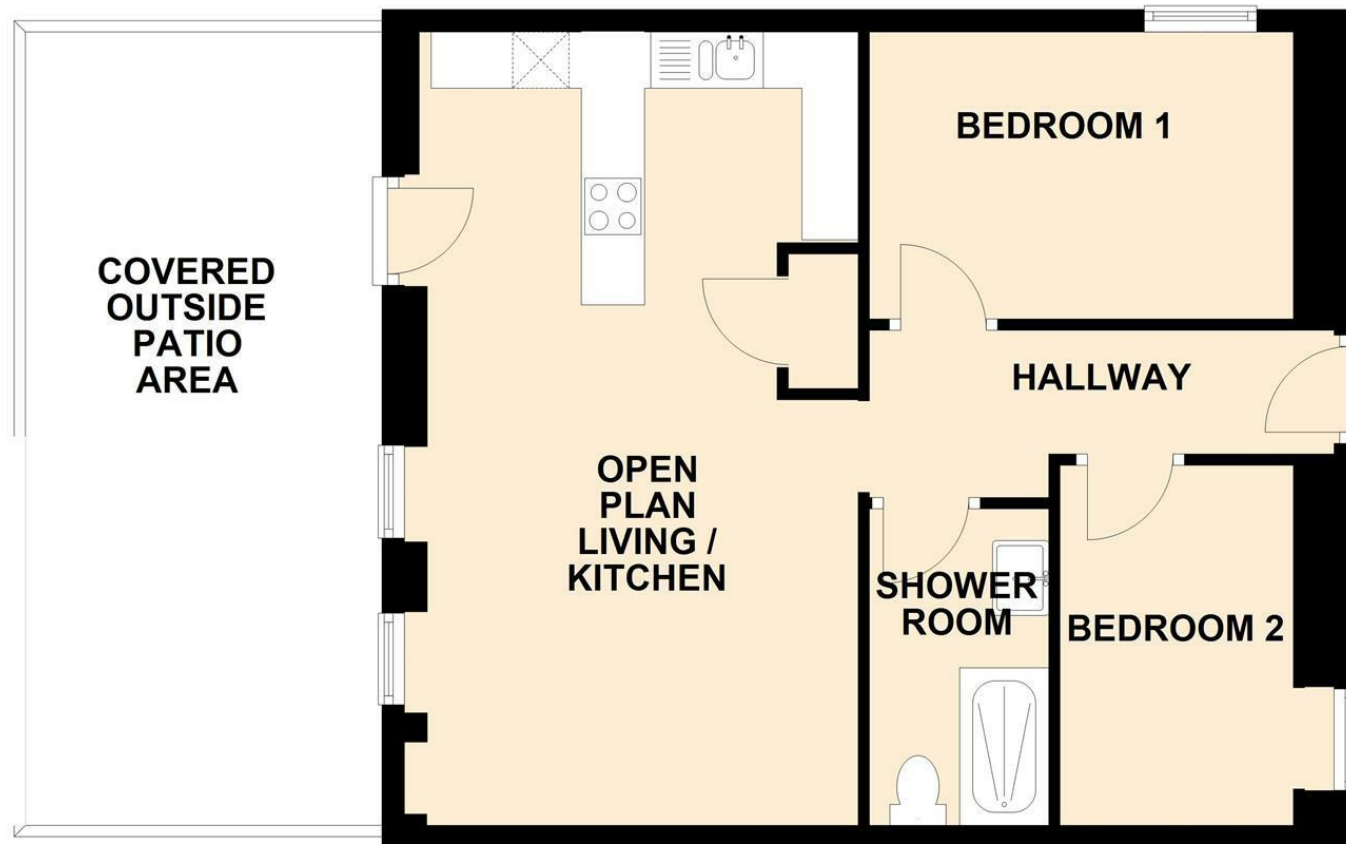
The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be 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

APARTMENT 7, HARBOUR HAVEN GROUND FLOOR



TOTAL AREA: APPROX. 57.1 SQ. METRES (614.6 SQ. FEET)

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

DIRECTIONS

From Brodick Pier turn left and proceed south through Lamlash, Whiting Bay and Dippin. After Dippin, turn left towards Kildonan and travel down to the village turn left towards the Seal Shore Campside. Where Harbour Haven and the Kildonan Bar are located directly ahead. Apartment 7 is on the southwest corner of the main building.
[What3words///monday.dimensions.gc](https://www.what3words.com/monday.dimensions.gc)

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