



Herons Cliff,
Kildonan,
Isle Of Arran,
KA27 8SE



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

3 Bed Detached Villa located in Kildonan



** UNDER OFFER **

Herons Cliff is located in the tranquil village of Kildonan on the Isle of Arran, this substantial villa offers a unique and inviting family home. Built around 2000, the property boasts a bespoke design that features an upside-down layout, allowing for elevated sea views from the upper living areas to take in and capture the stunning natural beauty of the surrounding landscape and visiting wildlife.

Inside, you will find two upper floor spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The villa comprises three well-appointed ground floor double bedrooms, providing ample space for family and visitors alike. The bespoke and flexible layout makes sure convenience and comfort are at the forefront of this home, ensuring that everyone has their own space to unwind.

The property is surrounded by the rich tapestry of the island's landscape and wildlife, including playful squirrels, graceful seals, otters and a variety of bird species, making it a haven for nature lovers with the south facing balcony the perfect spot to enjoy the vistas from and take it all in. The two open fires within the reception rooms add a touch of warmth and charm, creating a cosy atmosphere during the cooler months.

This villa is not just a home; it is a lifestyle choice, offering a serene retreat in a stunning rarely available shore front location. Whether you are seeking a permanent residence or a holiday getaway, this property promises to deliver a unique living experience amidst the breath taking scenery of the Isle of Arran.

Entrance Porch

7'6" x 7'6"

A bright airy porch with plenty of room for hanging coats, taking of your shoes, storing all your outdoor gear and putting your cosy slippers on.

Entrance Hallway

6'6" x 19'4" overall

A welcoming entrance hallway with built in storage cupboards, accessing all the accommodation within and stairs up to the upper floor. To the rear of the hallway there is an external door out to the back gardens.

Bedroom 1

11'5" x 19'4" overall

A king sized ground floor bedroom with dressing area and dual aspect windows taking in the garden views to the front and side of the villa, with an ensuite bathroom. The bedroom area is also fitted with bespoke wardrobes and dressing table.

En suite

8'10" x 9'6"

A large ensuite bathroom with a bath and a separate shower cubicle.

Bedroom 2

11'5" x 15'5"

A second king sized bedroom to the front with dual aspect windows over looking the gardens and fitted with bespoke wardrobes and dressing table.

Bedroom 3/ Study

9'6" x 9'6"

A versatile room to the rear currently being used as a study, which could also be a small double bedroom.

Utility Room

3'7" x 7'6"

A good sized room with window to the rear of the hallway with space /plumbing for a washing machine and tumble dryer. There is also plenty room for storing/drying outdoor gear.

Upper Hallway

9'6" x 3'9"

Practical spacious area with storage cupboard.

Upper Floor Lounge

15'5" x 25'3"

The heart of this home is the lounge and a spacious room for enjoying time with family and friends and the bonus feature of an open fire for those cosy nights in, while enjoying the wonderful views. Patio doors to the front of the this room leads out onto an extensive wrap around terrace and balcony where you can sit and take in the wonderful elevated sea views and spot the many species of visiting wildlife, including red squirrels, birds and otters Kildonan attracts.

Dining Room

11'5" x 15'5"

Another great social room flooded with natural light, with double doors through to the kitchen to the rear and lounge to the side and patio doors to the front out onto the balcony. This lovely room also has an open fire.

Kitchen

11'5" x 13'5"

To the rear the kitchen has been designed for ease of use with inset eye level oven and microwave, integrated dishwasher and electric hob, all set within in contemporay cream cupboards and a complementary worktop. Washing up is not a chore in this home with a sink and window to the side taking in the wonderful views of Arran's south coastline to Bennan head.

Pantry

5'6" x 7'6"

Off the kitchen there is a full size walk in pantry, with window to the rear.

Toilet

3'4" x 9'8"

A handy guest toilet off the upper hallway.

Garden

Herons Cliff enjoys substantial grounds, expanding to approximately 1/3 of an acre with the backdrop of the cliffs, a waterfall with burn that flows through. Access is by a shared drive, leading to a parking area to the front with a timber garage with lighting and an external power point. To the rear there is a secluded patio area.

Services

Herons Cliff is connected to mains electricity, water and drainage is to a SEPA registered septic tank which is located within the grounds. Central heating and hot water is by the oil fired boiler, supplying radiators throughout. This is supplemented by open fires in the lounge and dining room.

Council Tax

The property is rated "F" band paying £2524.87 including water and waste in 2025/26.



A little more information

Herons Cliff is located in the most southerly village of Kildonan, with vibrant community and village hall. The village is well known for its forest walks, the beautiful Silver Sands beach and unspoilt coastline attracting a large seal pod.

The nearest primary school with early years classes is at Whiting Bay to which pupils are conveyed daily and the secondary school is at Lamblash. Other facilities within Whiting Bay approximately 5 miles away include a large village hall, pub, restaurant, a selection of shops including post office, an 18 hole golf course and bowling green.

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 ///oils.shuttling.refuse

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

Floor Plan

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





GROUND FLOOR



UPPER FLOOR

TOTAL AREA: APPROX. 160.0 SQ. METRES (1721.9 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		
	64	75
EU Directive 2002/91/EC		
Scotland		

DIRECTIONS

From Brodick Pier turn left and proceed south travelling through Lamash, Whiting Bay to Dippen, turn left down the coast road to Kildonan, drive to the centre of the village – passing the Kildonan Hotel on the left, proceed through the village just before the road ascends to the right, at the telephone box take the track that goes to the left. Herons Cliff sits elevated behind the first property Ocean Breeze on the right at the end of the track. What3words [///oils.shuttling.refuse](https://www.what3words.com/#!/oils.shuttling.refuse)

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