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2

Council Tax
Band: C

EPC
Band: F

Total Area:
137 m²



Watermans

Woodside Cottage, Shore Road, Lochranza
Isle of Arran, North Ayrshire, KA27 8HL



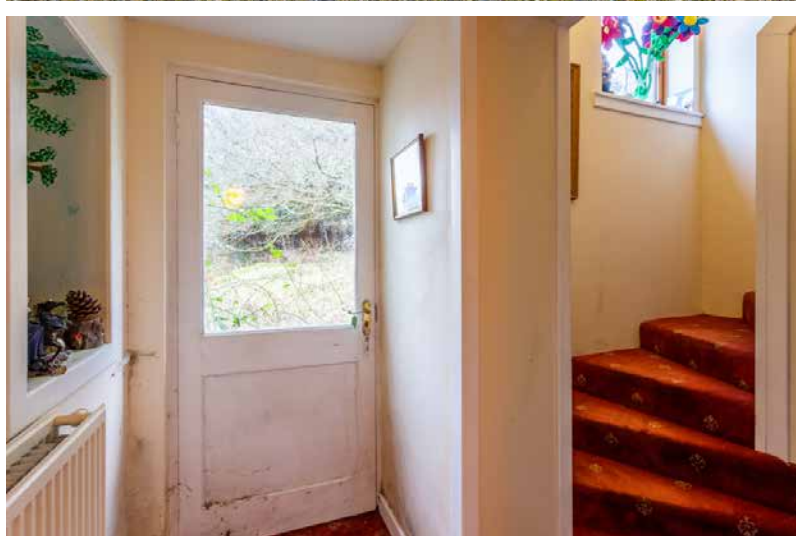
[Click here
for a virtual tour of Woodside Cottage](#)





Woodside Cottage

Boasting a truly enviable location in Lochranza, with a breath-taking outlook over the water and beyond, this detached villa, built in 1820 and extended circa 1999, offers four bedrooms, two reception rooms, a breakfasting kitchen, a shower room, and a bathroom, plus front and rear gardens and extensive private parking. Although the home would now benefit from some modernisation and cosmetic upgrades, it offers a fantastic opportunity for those looking to embrace the island lifestyle full-time, as a holiday home, or as a holiday/rental investment.



Features

- Detached villa in Lochranza
 - Enviably open outlook over the water and beyond
 - Spacious living room
 - Formal dining room
 - Breakfasting kitchen
 - Four double bedrooms
 - Shower room and separate family bathroom
 - Large front garden
 - Private driveway/car park for multiple vehicles
 - LPG heating and double-glazed windows
-

Spacious living room

The home's front door opens directly into the living room, enjoying wonderful open views. Here, spacious proportions offer excellent flexibility for various configurations of lounge furniture layouts, and a stone-style fireplace surround (with a gas fire inset) creates a warming, homely focal point.



Breakfasting kitchen

Accessed from here and conveniently connected to the neighbouring kitchen is a dining room, providing the perfect setting for seated family meals, dinner parties, and entertaining with friends. In the adjoining kitchen, a wide range of classically styled cabinets is accompanied by spacious worktops, with integrated appliances and space for additional freestanding goods. A breakfast bar offers an ideal space for morning coffee, busy weekday breakfasts, and socialising while cooking. Completing the ground floor accommodation is a modern shower room, comprising a corner shower cubicle, a basin set into storage, and a WC, and an internal hall with built-in storage, external access, and stairs to the first floor.





“...The dining room provides the perfect setting for seated family meals, dinner parties, and entertaining with friends....”





Four double bedrooms

On the first floor, a landing (with storage) affords access to four double bedrooms and a family bathroom. The principal bedroom is accompanied by a built-in wardrobe and features patio doors opening onto the rear garden, whilst the front-facing rooms enjoy breath-taking views. Finally, the modern bathroom comprises a bath with a shower attachment, a pedestal basin, and a WC. LPG central heating (with a Worcester boiler) ensures a warm atmosphere all year round, and the windows are all double-glazed.



Externally, the villa is accompanied by a large front garden, offering perfect outdoor space for relaxation during the warmer months, with a fantastic outlook over the water and beyond. Excellent private parking is provided by a large front car park/driveway.

“...View from Bedroom Three...”







[Click here to view the drone video of Woodside Cottage](#)

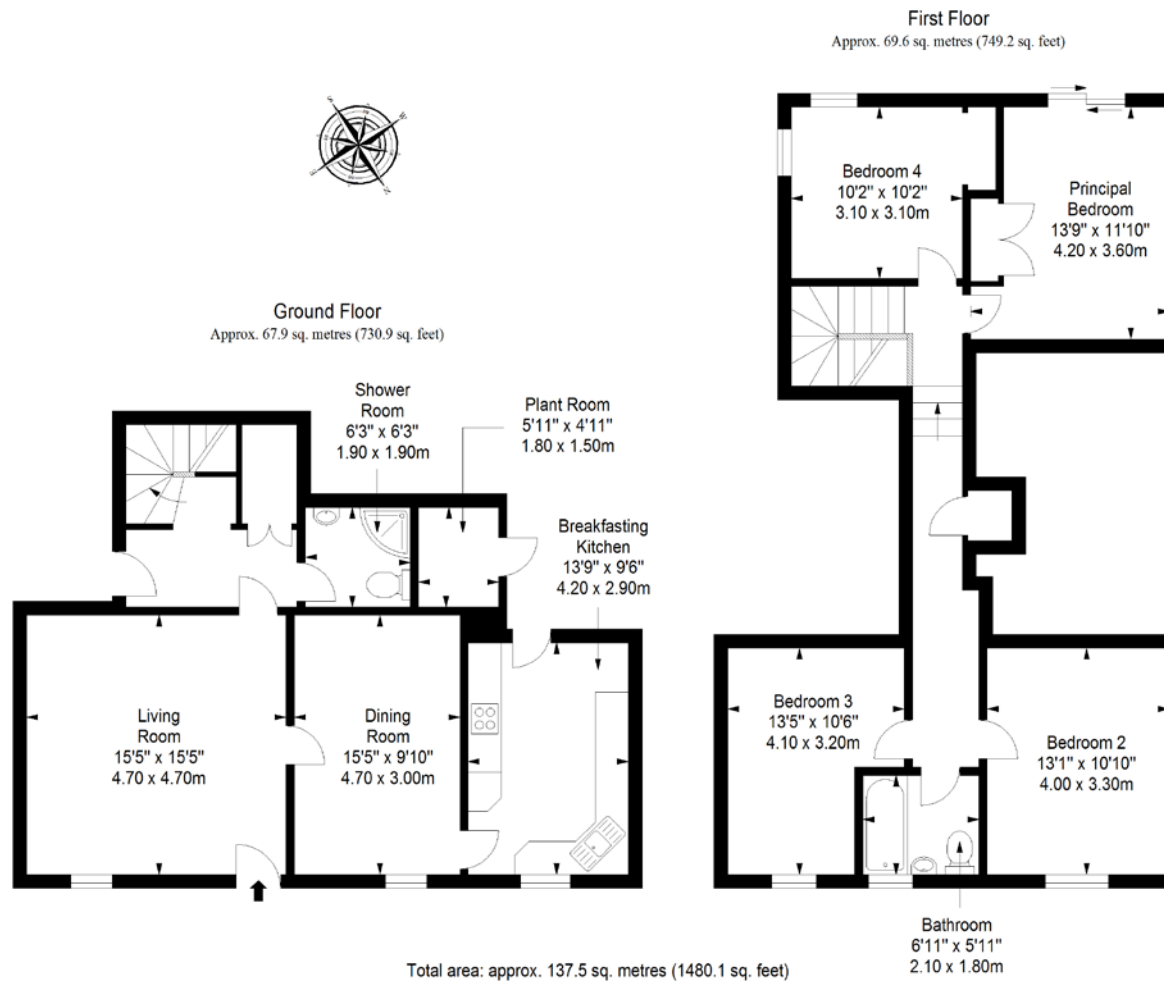


Lochranza

Lochranza is thought to be the most scenically attractive of Arran's villages and is sheltered by the surrounding hills.

The village focal point is Lochranza Castle, which sits on a shingle spit. On the southern side of the loch, other attractions include the Isle of Arran Distillery, which began production in 1995, the large population of red deer, golden eagles, seals and otters and a 11-hole golf course. There is a ferry terminus that allows quick access to the stunning West of Scotland via Claonaig. Kintyre here we come ! The village has an active local community, post office, surgery and the 'Stags' restaurant, which is renowned for excellent food. The Lochranza Hotel has been purchased by the local community (December 2022) and plans to re-open during 2023. Primary schooling is available at the nearby village of Pirmill, with secondary schooling in Lamlash.

Brodick (Arran's main town) has two larger Co-Op supermarkets and a full range of professional services. Brodick is the port from which regular sailings throughout the day, serviced by Caledonian MacBrayne, lead to the mainland at Ardrossan. Commuters and travellers now benefit from Road Equivalent Tarrif (RET) ferry fares, which are substantially lower than before. Ardrossan has a main line rail station, with trains to Glasgow that connect with the ferry times, and is approximately 30 miles from Glasgow City Centre. Prestwick International Airport is 16 miles to the south of Ardrossan, with Glasgow International Airport 24 miles east of Ardrossan.



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