



Braeside House  
Kildonan, Isle of Arran  
North Ayrshire  
KA27 8RR



4/5



2/3



2

Please contact us for  
more information:

01770 461682  
[westcoast@watermans.co.uk](mailto:westcoast@watermans.co.uk)



Offering an idyllic country and coastal lifestyle on the Isle of Arran, this traditional four/five-bedroom villa is an impressive residence that has a peaceful setting in the picturesque village of Kildonan. Just a short walk from the beach, it boasts spectacular sea and countryside views towards Pladda and Aisla Craig. Furthermore, the south-facing property has generous proportions, covering 2,459 square feet with huge potential to be extended further (STTP). In 2023, the home was fully upgraded and modernised, including a brand-new kitchen and shower room, new flooring and radiators.

Inside, a dual-aspect porch provides a warm welcome flowing through a hall to the living room. Here, spacious dimensions create a relaxed and comfortable setting, whilst a south-facing window ensures a light-filled ambience. Fashionable décor with a tasteful accent wall adds the finishing touch to this charming reception space. Openly extending from here is a south-facing sun room that flows out onto a fully-enclosed deck overlooking the sea. The breakfasting kitchen also openly connects to the living area, creating highly sociable accommodation. It has a sophisticated Shaker-inspired design arranged around a central island and fitted with generous cabinet storage, wood-effect worktops, and on-trend splashbacks. It includes an integrated oven, ceramic hob, dishwasher and a fitted fridge/freezer. Furthermore, it extends out onto the deck via French doors – perfect for summer entertaining. Completing the ground floor is a brand-new shower room, a separate WC, and a flexible bedroom that could alternatively be used as a family room.

## Features

- Large detached villa covering 2,459 sq. ft.
- Modernised and refurbished in 2023
- Country and coast location in Kildonan village
- Spectacular sea and countryside views
- Dual-aspect porch and a hall
- South-facing living room and sun room
- Brand-new breakfasting kitchen
- Study area with built-in storage
- Principal bedroom with an en-suite
- Three additional bedrooms
- Fifth bedroom/family room
- Handy WC, utility room, and a boiler room
- Brand-new three-piece shower room
- Low-maintenance gardens and enclosed deck
- Driveway and integral garage/workshop
- Oil-fired central heating and double glazing







“South-facing sun room  
that flows out onto a fully-  
enclosed deck overlooking  
the sea”



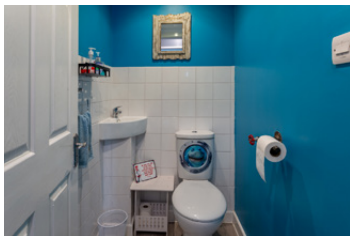
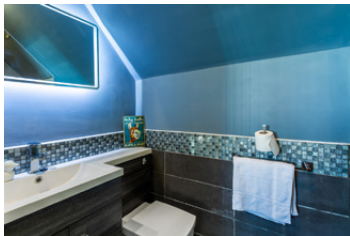


From the hall, a staircase leads up to a study area that subsequently connects to three additional bedrooms. Ensuring total privacy, a separate staircase by the living room leads to the principal bedroom, which features fitted wardrobes and a modern en-suite shower room with a drenching rainfall shower. The property has oil-fired central heating and double glazing, and all window blinds are included.

In addition to the outdoor deck, the home is enveloped by private gardens that have a low maintenance design. Extensive parking is provided via a driveway and a huge integral garage/workshop, which contains a utility room and a boiler room.

The property has oil-fired central heating and double glazing, and all window blinds are included.



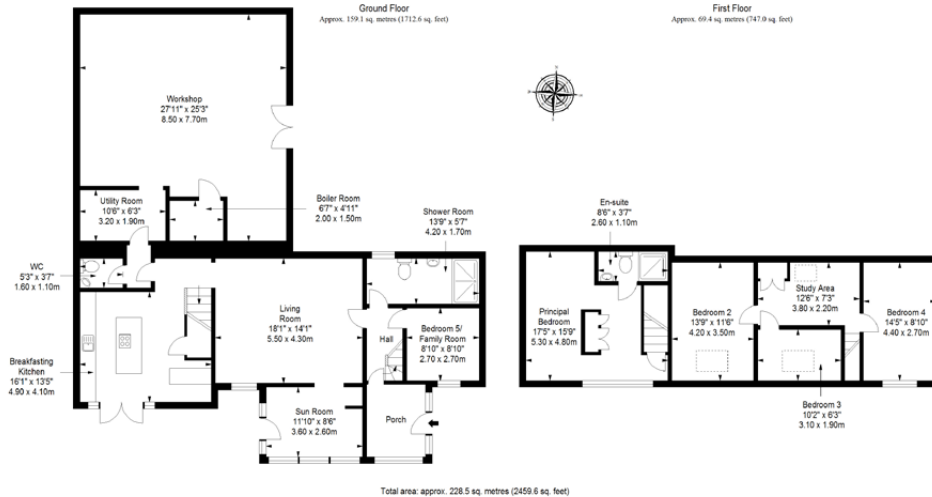


'Braeside House' has a wonderful position within Kildonan, with far-reaching southerly views, which overlook the islands of Pladda and Ailsa Craig. This detached villa is situated on the south of the Isle of Arran, in the village of Kildonan. This pretty village is off the main coast road. It has a sandy beach within a short stroll and a bar/restaurant, which is within walking distance from the property. Kildonan is a haven for otters, seals and a wide range of other wildlife. Kildonan also boasts Yellowport harbour, a sheltered mooring for small boats, opposite Kildonan village hall. 'Braeside House' is 4 miles from Whiting Bay, with shops, pubs, restaurants and other amenities including a primary school, village hall, garages, golf course, bowling and putting greens. Four miles further on, Lamlash has a secondary school, hospital, police, fire and coastguard stations and sheltered mooring facilities in Lamlash Bay. The main ferry port at Brodick (12 miles) has a selection of shops including leisure facilities at Auchrannie Hotel, including swimming pools, a sports hall and spa. There is also an 18-hole golf course, primary school, banks and hotels. Brodick Castle, a National Trust for Scotland property, sits 2 miles to the north and over looks Brodick Bay.

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. Other interesting places on the island include the brewery at Claddach, the distillery at Lochranza and Arran Provisions factory in Lamlash. Also at Claddach, is Arran Aromatics soap, candle and perfume factory. A short drive away is Lagg Distillery, which offers facilities and visitor amenities. Arran offers some of the most spectacular hill-walking opportunities in Scotland and its seven golf courses ensure that tourists and locals alike are well provided for. For those with an interest in horses, there is an equestrian centre at Blackwaterfoot, on the west coast. The island offers, by prior arrangement, opportunities to shoot pheasant, stalk red deer, as well as some very good fresh water and sea fishing.



# Floorplan



EPC Rating - F | Council Tax band - B | Home Report value - £350,000

If you are visiting the Isle of Arran to view this property, the Glenisle Hotel in Lamlash has an exclusive offer for Watermans' clients.

Call the hotel on 01770 600559, using the code **WATERMANSGLLEN20** to enjoy a **20% discount** on both accommodation and dining. The code also applies to non-residents for coffee/lunch/dinner - just quote **WATERMANSGLLEN20** when booking your table or requesting the bill.

## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

### Edinburgh

5-10 Dock Place, Leith, EH6 6LU  
0131 555 7055  
[property@watermans.co.uk](mailto:property@watermans.co.uk)

### Glasgow

193 Bath Street, Glasgow, G2 4HU  
0141 483 8325  
[westcoast@watermans.co.uk](mailto:westcoast@watermans.co.uk)