



Watermans

# 14 Kinloch Court

Blackwaterfoot, Isle of Arran, North Ayrshire KA27 8EF



# Welcome

from the Watermans Team, to the property at:

## 14 Kinloch Court

Blackwaterfoot, Isle of Arran,  
North Ayrshire, KA27 8EF

This generous detached house is set within an exclusive, cul-de-sac development of just six properties in Blackwaterfoot and enjoys three/four bedrooms, two reception rooms, a breakfasting kitchen, and three bathrooms, plus a lovely garden, a single garage, and a private driveway.

*We hope you love this property as much as we do.*



Watermans



Immaculate, modern house in Blackwaterfoot,  
part of an exclusive, cul-de-sac development



## Summary of the accommodation

### General Features

Immaculate, modern house in Blackwaterfoot  
Part of an exclusive, cul-de-sac development  
Built by John Thomson Construction in 2019  
Presented in a move-in condition  
EPC Rating - D

### Accommodation Features

Welcoming entrance hall  
Spacious living room with log-burning stove  
Family/dining room  
Stylish breakfasting kitchen  
Three large double bedrooms  
One single bedroom/home office  
One en-suite shower room  
Additional shower room  
Separate family bathroom  
Underfloor heating and double-glazed windows  
Grant air-source heat pump for heating and hot water

### External Features

Beautifully maintained rear garden  
Single garage (with electric door) and private driveway

NHBC expires 3/5/29



This three/four-bedroom, three bathroom detached house in Blackwaterfoot was constructed by John Thomson Construction in 2019 (with six years of the NHBC guarantee remaining, expiring 3/5/2029) and is presented in an immaculate, move-in condition. The home offers flexible accommodation and is situated just behind the Kinloch Hotel and within walking distance of the village.



## Entrance

Welcome to  
14 Kinloch Court

A welcoming entrance hall invites you inside and immediately sets the tone for the interiors to follow, with tasteful, pared-back décor and wood-styled flooring.

[Click here  
for a virtual  
tour of  
14 Kinloch  
Court](#)



# Reception rooms

Spacious & versatile rooms for family life & entertaining

The home offers two reception rooms – a living room and a family/dining room. The former occupies a particularly spacious footprint which allows for various configurations of lounge furniture, all arranged around a warming log-burning stove. It continues the presentation of the hall with the same flooring and décor. The family/dining room is a versatile space that could lend itself to a variety of uses, with plenty of space for a large dining table and chairs, a comfortable lounge setup, or a children's play room.





# Breakfasting kitchen

Well-equipped and stylish cooking space

The kitchen accommodates space for a small casual dining/breakfasting area and is beautifully appointed with stylish, Shaker-inspired wall and base cabinets, spacious worktops, and splashbacks, with integrated appliances comprising a double oven, a hob, an extractor hood, a fridge/freezer, and a dishwasher. An adjoining utility room supplements the kitchen, offering a discrete space for laundry, built-in storage, and external access.



The kitchen is beautifully appointed with stylish, Shaker-inspired wall and base cabinets



# Bedrooms

## Tranquil sleeping areas

The house accommodates three large double bedrooms and a good-sized single bedroom, with the latter offering potential to be used as a home office. All of the bedrooms continue the home's attractive, neutral décor and the doubles are carpeted for optimum comfort underfoot, and the principal boasts built-in wardrobes and an en-suite shower room.





# Bathrooms

## Three immaculate washrooms

**T**he principal bedroom's en-suite comprises a deluxe, walk-in enclosure with a rainfall showerhead, a basin set into storage, a WC, and a chrome towel radiator, whilst the separate shower room has a shower cubicle, a WC-suite set into storage with an illuminated mirror, and a towel radiator. The family bathroom completes the accommodation on offer and comprises a bath with an overhead shower and a glazed screen, a vanity unit with an inset basin, a WC, an illuminated mirror, and a tall chrome towel warmer.

Underfloor heating to the ground floor, radiators to the first floor (both served by a Grant air-source pump which also heats the water), and double-glazed windows ensure a warm and economically run home all year round.



## Gardens & parking

Immaculate outdoor space  
and private parking

Externally, the house is perfectly complemented by a beautifully maintained rear garden, featuring a large patio for outdoor seating and barbecues, a spacious, neat lawn, and lovely leafy, colourful plants and shrubs. Excellent private parking is provided by a single garage (with an electric door) and a driveway.







### Property Name

14 Kinloch Court

### Location

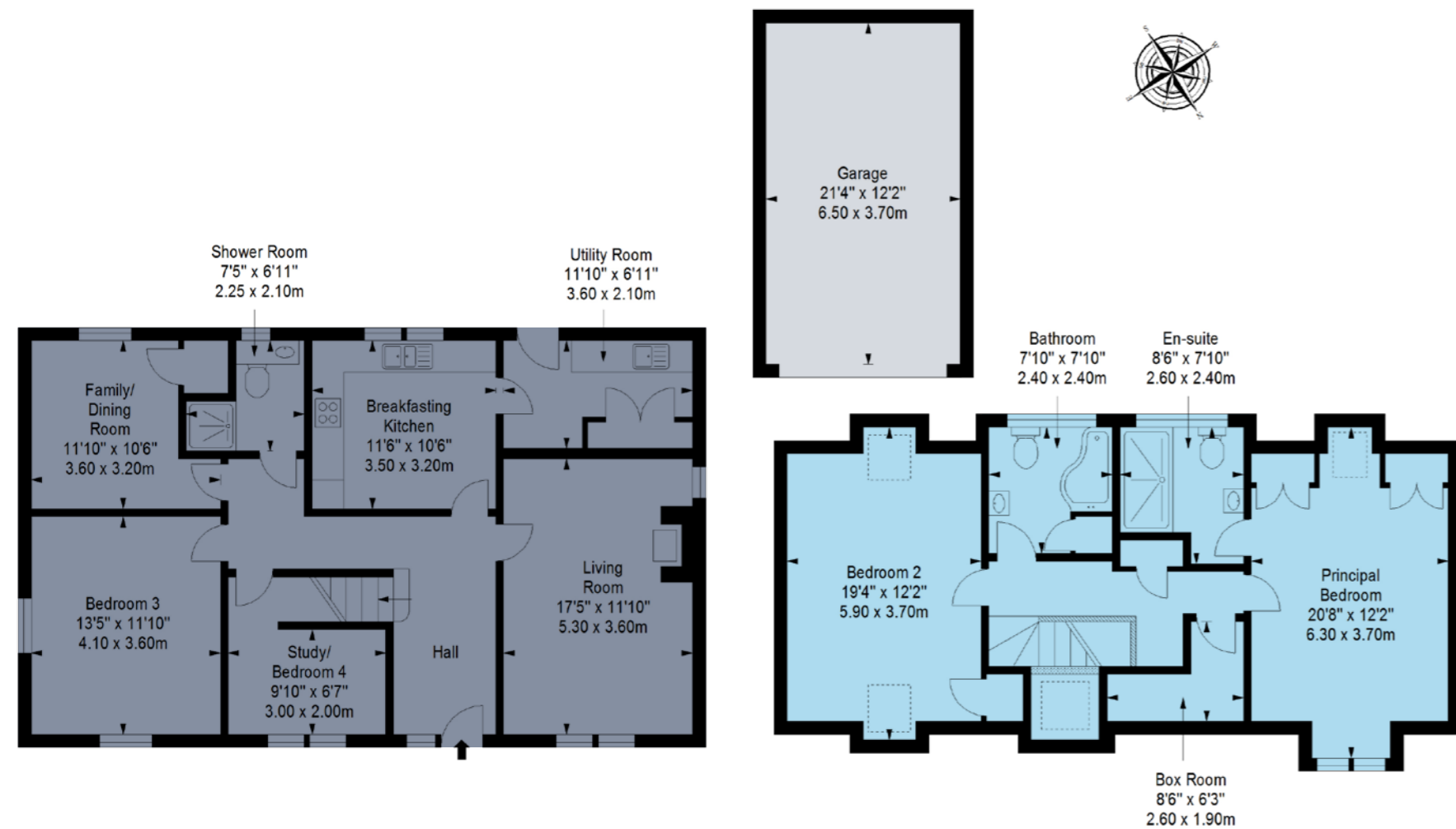
North Ayrshire, KA27 8EF

### Approximate total area:

187.7 sq. metres (2020.4 sq. feet)

Ground Floor  First Floor  Externals 

The floorplan is for illustrative purposes. All sizes are approximate.



# Blackwaterfoot

The west coast of Arran is far less developed than the east, and the largest settlement on it is the small village of Blackwaterfoot, overlooking Drumadoon Bay. Arran's west coast is characterised by long pebble beaches of predominantly very light grey rock, and by wonderful and intriguing views across the Kilbrannan Sound to the Kintyre peninsula. The most striking features in the view are the island of Sanda, off Kintyre's southern tip, and the island of Davaar, guarding the entrance to Campbeltown Loch. Further north on this, the less inhabited side of Kintyre, is the fishing village of Carradale.



Blackwaterfoot is formed by a collection of buildings focused on Blackwaterfoot Harbour, which in turn, is where the Clauchan Water drops over natural rock weirs and flows under a stone bridge into the sea. Actually, you need to look quite hard to find the harbour itself! Arran has a tendency to go in for tiny harbours, just big enough for two or three very small boats: and this is a typical example, barely visible even from the village's neighbouring main car park. Besides the small selection of shops and other tourist facilities, Blackwaterfoot is also home to one of the larger hotels on Arran, in the form of the Kinloch Hotel, overlooking the sea next to the harbour and enjoying the views over to Kintyre. North of Blackwaterfoot, the main road north leaves the coast for a few miles. In doing so, it bypasses Drumadoon Point, home to the remains of an Iron Age fort. Further north on the coast, is a feature known as the King's Cave. According to some accounts, this is the place where Robert the Bruce encountered the spider whose efforts convinced him to try again: and thereby changed the course of Scottish history. According to others, the incident happened elsewhere: or it might have simply been an invention of Sir Walter Scott in the early 1800s. Drumadoon Point is home to the unique, 12-hole, Shiskine Golf Club. This was founded in 1896 as a 9-hole course. Work to expand it to 18 holes had only just been completed when the First World War intervened, and 6 of the holes fell into disuse. The course at Shiskine is regarded by many as being amongst the best 100 courses in the UK. The main road round the island regains the coast north of Blackwaterfoot at Tormore. Close by is Machrie Moor, accessed by a farm track. The moorland here is home to a remarkable collection of stone circles, hut circles and standing stones, largely dating back to the neolithic and bronze ages. If you had visited Machrie Moor four thousand years ago, you would have found yourself in one of the most important prehistoric centres anywhere in the UK. As the land climbs to the north of the Machrie Water, another stone circle can be found close to the main road at Auchagallon, offering especially good views over the Kilbrannan Sound. If views are your thing, then a final prehistoric site in the area is worth a look. Kilpatrick Dun represents the slight remains of a stone construction on high ground to the south of Blackwaterfoot, and the climb to it gives superb views over the village. Blackwaterfoot lies at the western end of the "String Road" built across the centre of Arran in 1817 by Thomas Telford, the other end emerging just to the north of Brodick on Arran's east coast. A little way inland from Blackwaterfoot, is Arran's only non-coastal village, Shiskine. Of particular interest here is St Molios Church.



## Price & Viewings

Please refer to our website [www.watermans.co.uk](http://www.watermans.co.uk)  
or call us on 0141 430 7055

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NHBC expires 3/5/29