



Heron's Cliff  
Kildonan, Isle of Arran  
North Ayrshire  
KA27 8SE



Please contact us for  
more information:

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



## Property Summary

Offering a fantastic home in Kildonan on the Isle of Arran, ideal for those looking to move the island full-time, purchase a second or holiday home, or for rental/holiday let investors, this three-bedroom, two-bathroom (plus a WC) detached house enjoys sought-after “upside-down” living, with the living accommodation on the upper level to take advantage of the home’s wonderful views, and the sleeping quarters on the lower level. The house has a wealth of living space and a fabulous terrace, as well as lovely mature gardens and private parking. The property was built by the current owners 26 years ago and this is its first time on the market – a unique opportunity to purchase a much-loved home in a quiet, private setting.

A lower-level entrance porch welcomes you into the home and leads through to a hallway with storage, where a staircase rises to an upper-level landing (with additional storage and a WC), where the living accommodation is accessed.

## Features

- Detached house in Kildonan on the Isle of Arran
- Sought-after “upside-down” living
- Entrance porch and hall with storage
- Upper-level landing with storage and WC
- South-facing living room and separate dining room
- Fabulous south-facing terrace with breath-taking views
- Attractive fitted kitchen with adjoining pantry
- Principal bedroom with built-in wardrobes and four-piece en-suite bathroom
- Two further bedrooms
- Additional shower room
- Useful utility cupboard
- Lovely mature gardens
- Timber-frame garage and private driveway
- Oil-fired central heating and double glazing



[Click here](#)  
for a virtual tour of  
**Heron's Cliff**





“South-facing living room and  
separate dining room  
with a fabulous south-facing  
terrace with breath-taking views”





The living room and dining room conveniently neighbour each other and are connected via double doors which can be opened to create a sociable, flowing space, or closed for privacy. Both rooms also open onto the fabulous terrace which boasts breath-taking far-reaching views and is sure to be a popular gathering spot when entertaining. The living room and dining room both also feature characterful fireplaces, and the latter benefits from direct access to the kitchen. The kitchen is fitted with a range of attractive wall and base cabinets, spacious worktops, and integrated appliances comprising an oven, a microwave, a hob, an extractor fan, a fridge, a freezer, and a dishwasher. A walk-in pantry provides useful extra storage, whilst a utility cupboard off the hall supplements the kitchen, offering a discrete separate space for laundry appliances.



The bedrooms are all well-proportioned and offer plenty of space for furniture, with the principal further benefiting from built-in wardrobes and a four-piece en-suite bathroom comprising a corner bath, a separate shower enclosure, and a WC-suite. The smallest bedroom is currently being utilised as a home office – perfect for those requiring a quiet space to work or study from home. A three-piece shower room completes the accommodation on offer. Oil-fired central heating and double glazing ensure year-round comfort and efficiency.





“The principal bedroom benefits from built-in wardrobes and a four-piece en-suite bathroom comprising a corner bath, a separate shower enclosure, and a WC-suite”

Externally, the home is complemented by good-sized, mature gardens with lawned areas, leafy trees and shrubs, and a patio for outdoor seating. Private parking is provided by a timber-frame garage and a driveway.









## The Area

'Heron's Cliff' 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. 'Heron's Cliff' 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.



glenisle  
hotel & restaurant

Glenisle hotel: 01770 600559

Use code **WATERMANSLEN20** to enjoy a 20% discount

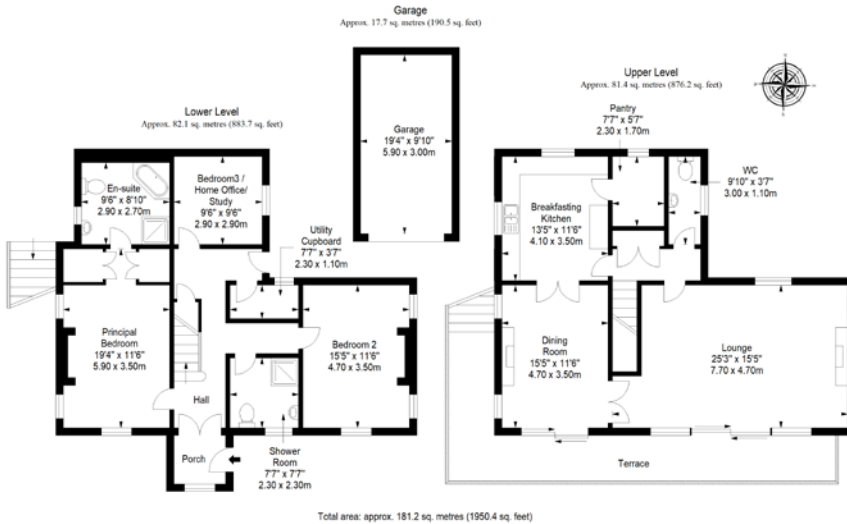
Don't miss out! **20% DISCOUNT**

If you are visiting the Isle of Arran to view this property, the Glenisle Hotel in Lamlash has an exclusive offer for Watermans' clients. Please call the hotel on 01770 600559 and quote the code **WATERMANSLEN20** to enjoy a 20% discount on both accommodation and dining. The code also applies to non-residents for coffee/lunch/dinner – just mention **WATERMANSLEN20** when booking your table or requesting the bill.

Glenisle Hotel is an award-winning boutique hotel on the Isle of Arran, in the charming village of Lamlash. The hotel offers modern, luxury rooms, all with a bath and (or) shower and free Wi-Fi in a comfortable living space. Most rooms boast far-reaching views over the River Clyde and encompassing the Holy Isle – make sure you request a room with a view so you don't miss out!

\* Offer not valid on event days

# Floorplan



## 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)

ēspc rightmove  Zoopla.co.uk

EPC Rating - C | Council Tax band - F | Home Report value - £375,000

These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.