



The Old Stables
West Bannan, Shannochie
Isle of Arran
North Ayrshire, KA27 8SJ



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Property Summary

Enjoying a tranquil position surrounded by open countryside and rolling hills on the Isle of Arran, this unique ground-floor studio flat offers a spacious living/dining/bedroom, a kitchen, and a wet room, plus private gardens and excellent private parking. The property also comes with a large attached shed to the rear which could, subject to the correct permissions, present an opportunity to extend the property itself or create a fabulous summerhouse/outbuilding with endless potential uses.

The home would make an ideal holiday/second home, a rental investment (it is currently a very successful Airbnb), or a permanent home for those looking to fully immerse themselves in the sought-after island lifestyle. Should the property be utilised as a rental/Airbnb, it offers an ideal chance for the new owner to earn a healthy income and stay in the property while it is not being rented, representing an exciting lifestyle opportunity with excellent flexibility.



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to view The Old Stables
listing on



You are welcomed into the property by a bright entrance porch with useful built-in storage, leading immediately into the living accommodation on the right. The living area is spacious and airy, with south-facing French doors capturing sunny natural light throughout the day and opening onto the garden, and additional light drawn in from the adjoining kitchen window. The living area offers ample space for configurations of lounge, dining, and bedroom furniture to suit the new owner's needs.



Features

- Unique ground-floor studio flat on the Isle of Arran
- Currently a successful Airbnb rental
- Well-presented interiors and neutral décor
- Entrance porch with useful built-in storage
- Spacious, light-filled living/dining/bedroom with south-facing French doors opening onto garden
- Adjoining fitted kitchen
- Practical wet room
- Private front and side gardens
- Private front driveway
- Large attached shed with excellent development potential (STPP)
- Oil-fired central heating and double glazing
- Council Tax: A
- Home Report Value: £110,000







“Spacious, light-filled
living/dining/bedroom
with south-facing French
doors opening onto garden”





In the adjoining kitchen, classically styled wall and base cabinets are accompanied by worktops and splashback tiling, as well as integrated appliances comprising an oven, hob, and extractor hood. An undercounter washing machine is also included.

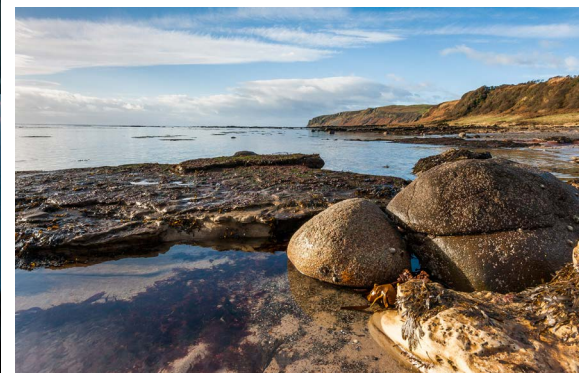
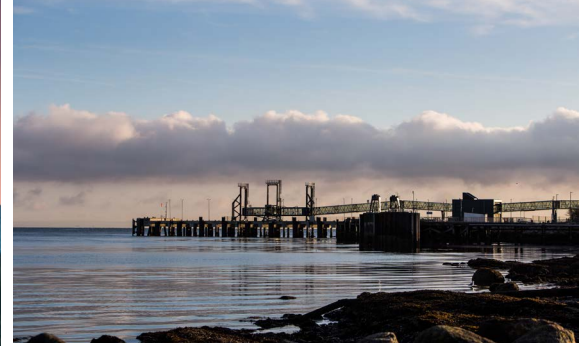
Completing the accommodation on offer is a practical wet room, conveniently tiled and featuring a shower area, a pedestal basin, and a WC. The property is kept warm by an oil-fired central heating system and the windows are all double glazed.

Externally, the flat enjoys private gardens to the front and side, with spacious lawns, hedging, and colourful plants, as well as a patio and a decked terrace for outdoor seating and barbecues with scenic open views. There is also ample off-road parking by way of a private driveway. The Large shed is to the rear of the property and offers excellent potential for the new owner to develop, subject to the correct permissions.

NB – All furnishings are available by way of separate negotiation.



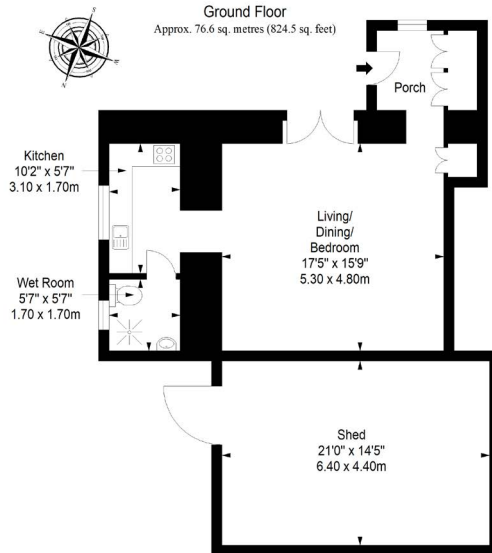
The Old
Stables



‘The Old Stables’ is located at the southerly end of Arran. This location has many attractive coastal and forestry walks and is a short distance from Kilmory beach. ‘The Old Stables’ is only 4 miles from Whiting Bay with shops, pubs, restaurants and other amenities including a primary school, village hall, garage, golf course, bowling and putting greens. Four miles further on, is Lamlash with 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 the newly constructed 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 of the island. A sailing club can also be found in Lamlash. 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



Total area: approx. 76.6 sq. metres (824.5 sq. feet)

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.

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