



Primrose Cottage
Lochranza
Isle of Arran
North Ayrshire
KA27 8HL



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more information:

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of
**Primrose
Cottage**



Property Summary

Fully modernised and presented in true walk-in condition, Primrose Cottage is an outstanding three/four-bedroom semi-detached cottage, which has a spectacular location in Lochranza. The property is set by an open grassed area (frequented by stags) and it faces a sea loch, capturing truly incredible views that must be seen to be appreciated. The family home further boasts stylish interior design throughout and high-end finishings, including an exceptional kitchen and four-piece bathroom. Adding to its appeal, the adjoining property (Glencoe) has approved planning permission and building warrant to demolish the existing building and build a new detached property. Once Glencoe is demolished and the new house built, Primrose Cottage will become a detached property, increasing in value.

Features

- Fully modernised semi-detached cottage
- Spectacular location in Lochranza
- Stunning panoramic loch and castle views
- Welcoming entrance porch
- Spacious lounge with wood-burning stove
- Shaker-inspired, open-plan kitchen/dining room
- Dual-aspect sunroom with garden access
- Two large bedrooms with built-in wardrobes
- Flexible third bedroom/office
- Versatile fourth bedroom/family room
- Stylish four-piece bathroom on the ground floor
- Useful cloakroom WC on the first floor
- Fully-enclosed front garden with incredible views
- Two garden patios to the rear of the home
- Large double-storey shed for storage and creative use
- Two private driveways accommodating two/three cars
- Electric heating and double glazing



Spacious lounge

with wood-burning stove

Inside, you are greeted by a welcoming entrance porch which flows directly into the lounge. Spacious and brightly illuminated by twin windows, this reception area is brimming with elegance. It is also enhanced by a neutral backdrop and plush carpeting. Best of all, it has a cosy wood-burning stove for warm winter evenings. Just off the lounge, there is also a large bedroom which offers the versatility to be used as a family room as well.





“Shaker-inspired,
open-plan kitchen/
dining room”

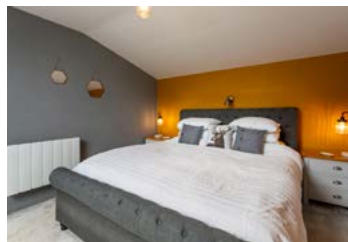
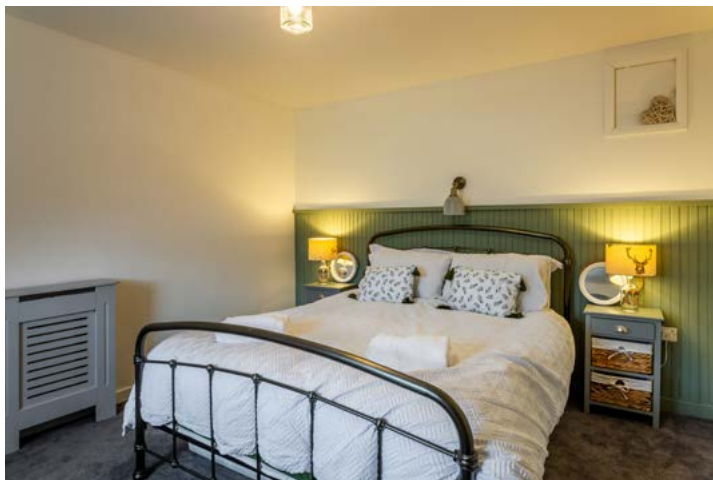




Open-plan kitchen/dining room

*& a dual-aspect sunroom with
garden access*

A small flight of steps from the lounge lead up to the upper ground floor where you are greeted with the open-plan kitchen/dining room. Also heated by a wood-burning stove, this impressive space affords plenty of room for both lounge and dining furniture. It also has a fashionable Shaker-inspired design, with contemporary cabinets and chunky wooden worktops, backed by on-trend splashbacks. Seamlessly integrated appliances finish the suave and sophisticated aesthetic, whilst a glazed door opens out to a private garden patio for relaxing in the sun. Extending from the opposite side, there is a charming sunroom that also flows out to an additional rear garden patio.



Four bedrooms

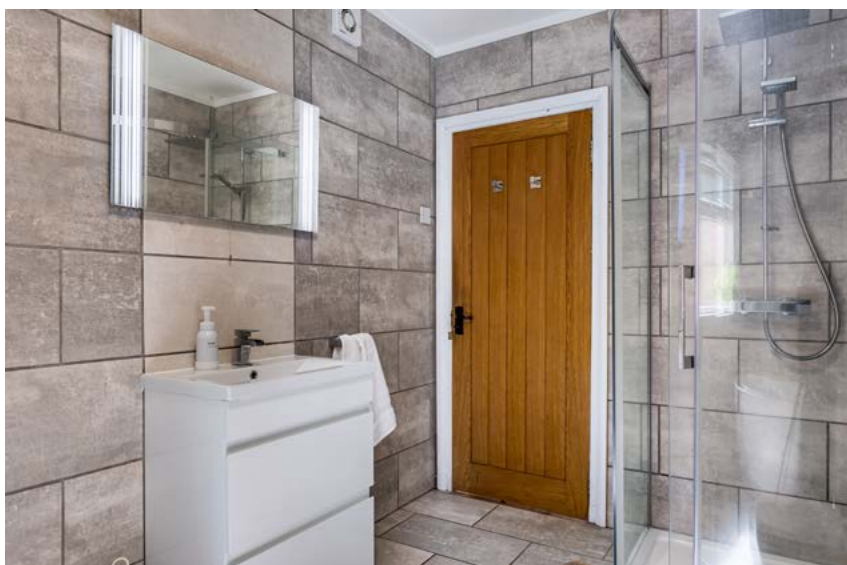
Versatile fourth bedroom/family room

Up on the first floor, there are two spacious bedrooms which both benefit from generous built-in storage. There is also an additional bedroom offering the flexibility to be used as an office. All four bedrooms throughout the home are beautifully presented with modern styling, maintaining the property's high standards.

Stylish four-piece bathroom

and a separate wc

A stylish bathroom, enveloped in sophisticated tile work, completes the ground floor of the home. It features a four-piece suite, and is comprised of a towel radiator, a toilet, a storage-set washbasin, a freestanding double-ended bathtub, and a shower enclosure with a rainfall shower. The first-floor accommodation is completed by a useful cloakroom WC. The property has electric heating and double glazing.



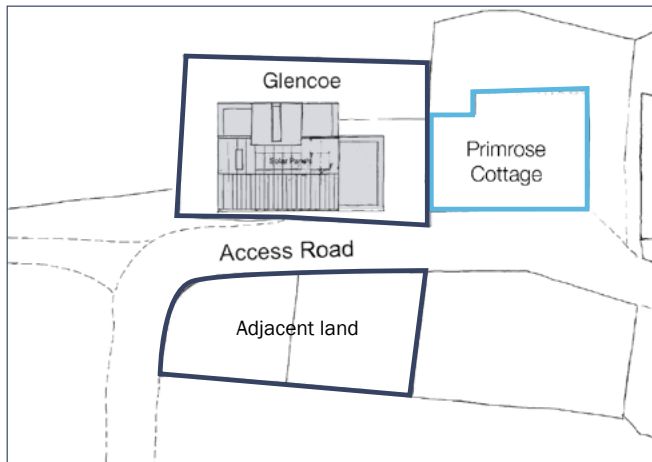
Gardens & parking

Enclosed front garden with incredible views

In addition to the rear patios, the home has a fully-enclosed private front garden too, which has an incredible setting overlooking the loch and castle for one of the most spectacular panoramic views to enjoy. It also features a manicured lawn and a raised decked area for alfresco dining in the sun - all whilst admiring one of the most iconic views on the entire island. Attached to the front of the house, there is also a large double-storey shed for storage and creative use. Meanwhile, two driveways (one beside the shed and one in front of the house at the garden entrance) ensure private parking for two/three cars.

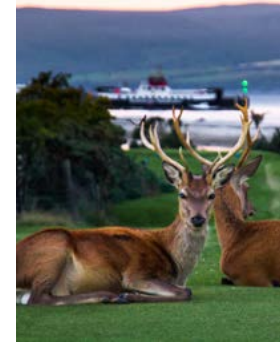


Proposed Site Plan of Glencoe



The adjoining property (Glencoe) has planning permission and building warrant approved to demolish the existing building and build a new detached property. Planning permission has been approved for the erection of a replacement detached three-bedroom house on the site currently occupied by Glencoe. The existing buildings have a combined footprint of 85m² and are some 5.2m high at the ridge of the main gabled pitched roof. There is a front-facing flat roofed box dormer. The buildings are attached at their west side to Primrose Cottage. The existing buildings would be removed with the gable of Primrose Cottage made good. A new 109m² detached two-storey building would be erected some 3.7m from the east gable of Primrose Cottage. This intervening space would provide an off-road parking space and bin storage. The new house would abut the unmade road to the front, similar to the existing buildings. The new house would comprise three bedrooms, three WCs (one being en-suite), a utility room, lift and boot room/cycle store on the ground floor with an open plan kitchen/dining/sitting room upstairs. The house would be partly 'dug-in' to the hillside behind and two small roof terraces to the rear would allow access directly to the hillside. The house would be externally finished in rubble stone partially re-used from the existing buildings and smooth white render. The roof would be natural slate. A key point, once Glencoe is demolished and the new house built, Primrose Cottage will become a detached property and thus increase in value.

The planning information, building warrant and supporting documentation is available upon request.



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 was purchased by the local community in 2022 and re-opened in 2023. Primary schooling is available at the nearby village of Pirnmill, 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 Tariff (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.



Lochranza Distillery

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 **WATERMANSGLLEN20** to enjoy a 20% discount on both accommodation and dining. The code also applies to non-residents for coffee/lunch/dinner - just mention **WATERMANSGLLEN20** 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

Glenisle hotel: 01770 600559

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Floorplan



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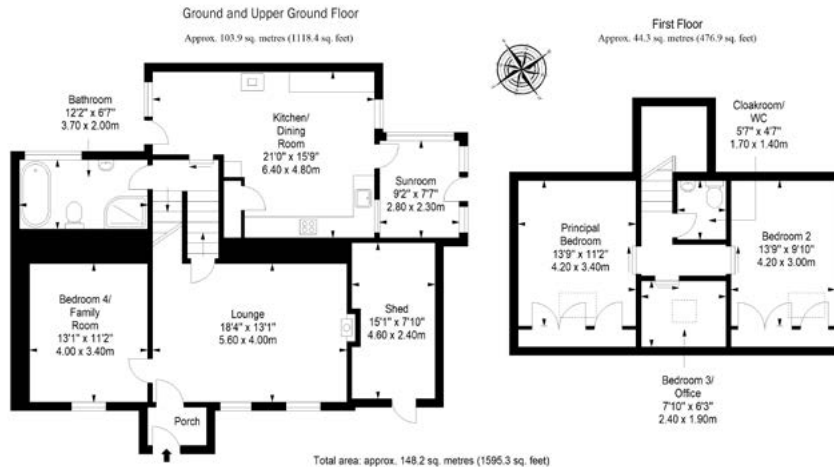
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Glasgow

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EPC Rating - F | Council Tax band - D | Home report Value - £300,000

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