



Watermans

# 1 Bridgend Cottages

Shiskine, Isle of Arran, North Ayrshire,  
KA27 8EN



# Overview

This impressive four-bedroom detached bungalow, located on the outskirts of Shiskine, Arran, has been thoughtfully extended to provide a spacious and flexible layout. The property combines contemporary living with classic charm, offering two reception rooms, three bathrooms, and a well-appointed kitchen, all set within 129 sq. m of accommodation. The addition of a rear extension and a conservatory further enhances the living space, while solar panels contribute to its energy efficiency. Set in a popular location with Blackwaterfoot just a short distance away, the home enjoys a peaceful, rural setting with easy access to local amenities. Outside, the property features a private rear garden and ample off-road parking, making it ideal for family living.

## General Features

- Detached single-storey bungalow with extension and conservatory
- All on one level
- Solar/photovoltaic panels for enhanced energy efficiency
- Double glazing and oil-fired central heating
- Situated in a sought-after location, near Blackwaterfoot
- Private rear garden with ample off-road parking

## Accommodation Features

- A modernised bungalow extended to cover 129 sq. m.
- Two entrance vestibules
- Four well-proportioned bedrooms, one with ensuite shower room
- Home Report value - £375,000
- EPC Rating - D



# Kitchen & Dining

The well-equipped kitchen, with windows overlooking the back garden, is conveniently located beside the conservatory. Featuring attractive wooden cabinets and an extended countertop that serves as a breakfast bar, it offers both style and practicality.

The spacious dining room, positioned at the front of the property, is perfect for family meals. It is separated from the living room by two elegant wooden doors with glass panels, adding a touch of character.





# Living Room

## *Wood Burning Stove*



The inviting living room, located at the front of the property, features a striking wood-burning stove set atop a beautiful red sandstone base, which extends up the wall behind. This adds both warmth and character to the room, creating a focal point for the space. The room is generously proportioned, offering a comfortable setting for relaxation and entertaining. Its traditional charm is complemented by large windows, allowing natural light to fill the space.





# Four Bedrooms

The property offers four well-proportioned bedrooms, two to the front and two to the rear. One of the rear bedrooms benefits from a well-appointed en suite shower room. The remaining bedrooms offer flexible accommodation, ideal for family or guests. Each room is thoughtfully designed for comfort and convenience.





## Bathrooms

The property boasts a well-appointed en suite shower room, providing a private retreat with sleek, modern fixtures. The beautifully tiled main bathroom features an elegant three-piece suite and high-quality finishes. There is also a second shower room, perfect for guests or family, offering both convenience and comfort. Each bathroom is thoughtfully designed to combine style and practicality.

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## Unique Features

The cottage is thoughtfully fitted with photovoltaic panels on the front, enhancing its energy efficiency and sustainability. To the rear, the property has been extended with a south-facing conservatory, offering an abundance of natural light throughout the day. This spacious addition creates a seamless blend of indoor and outdoor living, with direct views of the back garden.

# Enclosed Gardens



At the rear of the property, you'll find an enclosed south-facing garden that offers a tranquil outdoor retreat. With a well maintained shed and views overlooking the neighbouring campsite, this secluded garden is ideal for enjoying privacy and relaxation in the sunshine.

The property also features private parking to the front aspect, along with a small enclosed garden to both the front and side of the property. Additionally, there is a large lawned area directly across the road, extending to the riverbank, an ideal spot to relax and enjoy during the summer months.





# The Area

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1 Bridgend Cottages is located on the outskirts of the small village of Shiskine, which offers local amenities including a primary school, two churches, a medical centre, and a regular bus service. The property is also within easy reach of facilities in Blackwaterfoot, which include a post office, newsagent, butcher, and general store. The renowned Kinloch Hotel features a swimming pool, open to non-residents. The Shiskine Golf Club is approximately 11 miles southwest of Brodick, off the A841, and at the western end of the B880 (known as "The String"), which traverses the island from Brodick, the main town and ferry port. The secondary school is located in Lamlash, and pupils are transported there daily.

Brodick, the main town on Arran, has two larger Co-op supermarkets and a good range of professional services. Brodick is also the port for the regular daily Caledonian MacBrayne ferry service 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 mainline railway 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 south of Ardrossan, while Glasgow International Airport is 24 miles to the east.

The Isle of Arran is Scotland's most southerly and accessible island. Situated in the Firth of Clyde between Ayrshire and Kintyre, Arran is often described as "Scotland in miniature" due to its remarkable diversity of landscapes. The island measures 19 miles long and 10 miles wide. Arran offers a wide range of recreational activities, including walking, pony trekking, golf, fishing, bowling, tennis, as well as boat and cycle hire.



# The Site Plan



## Directions (From Brodick)

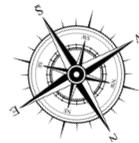
Upon leaving the ferry terminal, turn right and proceed through Brodick village. After passing the golf club and primary school, the main road will bend sharply to the right, but continue straight ahead onto the B880 (String Road). Follow the String Road for approximately 7 miles. 1 Bridgend Cottages will be on your left, about  $\frac{3}{4}$  mile further along.



# Approximate Total Area

129 sq.m.

The floorplan is for illustrative purposes. All measurements are highly reliable but not guaranteed.



**EPC Rating - D**  
**Council Tax Band - E**  
**Home Report Value - £375,000**



Glenisle hotel: 01770 600559

# 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.

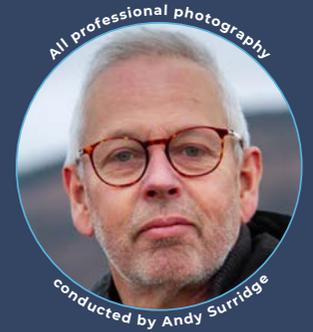
Glenisle Hotel is an award-winning boutique hotel on the Isle of Arran, in the charming village of Lamlash. The hotel offers modern, luxury rooms, all with a bath and (or) shower and free Wi-Fi in a comfortable living space. Most rooms boast far-reaching views over the River Clyde and encompassing the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

\* Offer not valid on event days

Use code **WATERMANSGLLEN20** to enjoy a 20% discount



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