



Gorsehill,
Torbeg,
Blackwaterfoot,
Isle Of Arran,
KA27 8HB



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

3 Bed
Bungalow - Detached
located in
Blackwaterfoot



Gorsehill, Torbeg, Blackwaterfoot on the picturesque Isle of Arran, is a delightful bungalow presents a wonderful opportunity for those seeking a tranquil retreat within the bustling valley community. With well-proportioned accommodation and a southerly aspect, the property is ideal for families or those looking for a peaceful getaway or space to grow.

The bungalow features a south-facing aspect, ensuring that natural light floods the living spaces throughout the day. One of the standout features of this property is the breathtaking panoramic views of the surrounding rural landscape and the sparkling sea, providing a stunning backdrop to everyday life.

The gardens surrounding this lovely home extend to around 0.7 of an acre, offering ample scope for development, allowing new owners to create their own outdoor oasis or enhance the existing space. While some modernisation is required, Gorsehill presents an exciting opportunity to personalise the home to your taste and style - perhaps, with the relevant planning and consideration, a building plot could be created within the grounds.

Situated in a peaceful location, the property is just a short distance from Blackwaterfoot and its amenities, ensuring that you can enjoy the best of both worlds—serenity and convenience. This house is not just a home; it is a chance to embrace a lifestyle surrounded by natural beauty and community spirit.

Rear Entrance

8'2" x 3'4"

A handy entrance porch to the rear, with plenty of space for storing and hanging outdoor gear, with space and plumbing for a washing machine.

Kitchen

The porch leads you into the kitchen with a window to the side overlooking the gardens and beyond.

The kitchen is fitted with wall and base units and a freestanding electric cooker, dishwasher, under counter fridge and freezer.

The kitchen is flooded with natural light from both the window, the glazed doors and the frosted window to the lounge.

Lounge

11'11" x 17'5"

Taking in the wonderful southerly views across the gardens and the valley towards Blackwaterfoot and the Kilbrannan sound. The lounge is flooded with natural light from the patio doors to the front and windows to the side. It enjoys the focal point of an open fire for cosy nights in.

Patio doors open out on the raised stone terrace, the perfect spot to enjoy a morning coffee or afternoon tea watching the sun go down.

Bedroom 1

7'5" x 12'0"

Double bedroom with a fitted wardrobe to the rear of the bungalow with a window to the side taking in the views across the gardens.

Bedroom 2

12'0" x 5'8"

Single / bunk room with a window to the side and a fitted wardrobe.

Bedroom 3

12'0" x 8'1"

Double bedroom to the front of the bungalow access off the lounge with a fitted wardrobe.

Bathroom

6'8" x 4'10"

The family bathroom is to the rear and fitted with a light coloured suite with an electric shower over the bath.

Garden

Gorsehill enjoys substantial grounds, expanding to 0.7 of an acre. They are gently sloping gardens, with a mixture of lawn, shrubs and gorse, flowering plants and a vegetable patch. There is a private driveway and off road parking for several cars.

The generous grounds offer future owners potential for development if desired.

Services

Gorsehill is connected to mains electricity and water. Hot water and heating is by electric with storage and panel heaters throughout. This is supplemented by the openfire within the lounge
Drainage is to a SEPA registered septic tank.

Council Tax

The property is rated "C" band paying £1766.92 including water in 2026/27.

A little more information

This beautiful rural location has wonderful views across the Shiskine valley and a friendly farming community.
About a mile away is the village of Blackwaterfoot and across the valley the village of Shiskine - a bustling local community with a village hall, primary school and community health centre. The secondary school for the island is in Lamlash to which pupils travel by bus each day.
Blackwaterfoot village, is well serviced with artisan bakery, grocers with



newsagent, post office, a butcher shop and a garage and petrol station. The Kinloch Hotel with its leisure facilities, the famous 12 hole Shiskine golf course and tennis courts, bowling green and Shiskine beach are also located in Blackwaterfoot. The area is known locally as the 'Shiskine Valley' and embraces Arran life with many community clubs and events. The Isle of Arran is a place where you can find a little bit of everything you could ever want from a Scottish island; an ever-changing coastline, dramatic mountain peaks, sheltered beaches, verdant forests, great cultural festivals and a wealth of tasty local produce.

What3words///

Every 3 metre square of the world has been given a unique combination of three words.

Used for navigation, here are the words for this property:

What3words///newspaper.tripled.doctor

Floor Plan

Floor plan is not to scale and is to be used for guidance only. Room sizes are approximate.

Viewings by appointment

Please note that viewings are strictly by appointment. The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be set. These particulars are believed to be correct but their accuracy is not guaranteed and they should not form or constitute any part of any contract.

Cal Mac travel details

If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.

Caledonian MacBrayne Tel: 01770 460 361 www.calmac.co.uk



GORSEHILL GROUND FLOOR



DIRECTIONS

From Brodick Pier turn right and proceed through the village taking the B880 String Road to Blackwaterfoot. On reaching the main A841 road turn right down into Blackwaterfoot, travel through the village and up the hill heading towards Torbeg and Kings Cave, where Gorsehill is on the left hand side.

What3words:///newspaper.tripled.docl

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TOTAL AREA: APPROX. 63.6 SQ. METRES (685.1 SQ. FEET)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		23	
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

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