Whinstones, Blackwaterfoot, Isle of Arran, KA27 8HA

Arran ESTATE AGENTS

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2 Bed Bungalow located in Blackwaterfoot

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Whinstones, located in the charming village of Blackwaterfoot, presents a delightful opportunity to acquire a two-bedroom bungalow that perfectly balances comfort with potential. Just a stone's throw from the shore, this property boasts stunning sea views, making it an ideal sanctuary for those yearning for a tranquil coastal lifestyle.

The bungalow features a spacious open-plan living area that is flooded with natural light, creating a warm and inviting atmosphere for both relaxation and entertaining. With two generously sized double bedrooms, ample storage, and a cosy study, this home is well-equipped for modern living, whether you are working from home or enjoying leisure time.

One of the most appealing aspects of this property is the granted planning permission to develop a granny annex within the footprint of the attached garage. This presents an excellent opportunity for extended family living or the potential for rental income, adding further value to this already attractive home.

The expansive gardens surrounding the bungalow offer ample scope for further development, allowing you to personalise the property to suit your specific needs and desires. Additionally, the bungalow is conveniently located near village amenities, including shops, cafes, and local services, ensuring that everyday life is both easy and enjoyable.

Whinstones is not merely a house; it is a blank canvas for your future aspirations. Whether you seek a permanent residence or a holiday retreat, this property in Blackwaterfoot is a rare find that should not be overlooked. Embrace the opportunity to make this charming bungalow your own and enjoy the best of coastal living.

Entrance vestibule

9'5" x 6'3"
A handy spacious entrance vestibule with timber flooring to the front of the bungalow, with a window to the front, glazed door to the side balcony and glazed door leading into the open plan kitchen / lounge area.

Open plan living area

13'1" x 20'7"
A spacious open plan living area to the kitchen with dual aspect windows taking in the south and east aspect views across Blackwaterfoot, the Kilbrannan sound and beyond to the Kintyre peninsula.
This lovely sunny room, enjoys an wooden burning stove for those cosy nights in beside.

Kitchen

12'7" x 9'10"
Open plan to the living room area the kitchen has a picture window over looking the gardens and is fitted with base units, a freestanding Smeg electric range cooker, freestanding washing machine and fridge freezer.

Hallway

5'0" x 11'3" overall
The central hallway accesses all of the accommodation, with stripped, sanded and varnished floors. This also benefits from three spacious cupboards.

Study

6'5" x 3'3"
Off the hallway accessed via a glazed door the study is flooded with natural light through the floor to ceiling picture window over looking the gardens.

Bathroom

7'4" x 9'10"
The family bathroom with a frosted window and partially tiled, is fitted with a white suite with a shower over the bath.

Bedroom 1

13'3" x 8'11"
A large double bedroom with a window to the side taking in the views across Blackwaterfoot.

Bedroom 2

10'5" x 12'9"
A second good sized double bedroom with window to the side gardens

Garage

9'10" x 21'3"
Appended garage with external access. Planning permission has been granted to create a 1 bedroom self contained appended annex which extends beyond the footprint of the garage. Reference planning reference-26/00358/PP in May 2026.

Garden

The extensive gardens is relatively flat, with off road parking and driveway to the front, bounded by mature hedging, shrubs and stonewalls.
The southerly aspect and conservatory are the perfect spot to enjoy the views across the Kilbrannan Sound towards the Kintyre Peninsula and beyond.

Council tax

North Ayrshire Council has rated Whinstones 'D' for council tax including water and waste water paying £2338.16 in 2026/27.

Services

Whinstones is connected to mains electricity, water and drainage. Hot water and heating is via the external oil fired boiler supplying radiators throughout. This is supplemented by the wood burning stove within the lounge.

A little more information

Whinstone is within a relatively flat short walk to all of the excellent local amenities in Blackwaterfoot village including a general store with post office, village shop, newsagent, bakery, garage and leisure facilities at the Kinloch Hotel, as well as riding at Cairnhouse, the famous 12 hole Shiskine golf course with its tennis courts and of course the adjacent golden beach. The local primary school is at Shiskine approximately one mile away and the secondary school is at Lamlash to which pupils travel daily by bus.

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///punch.calibrate.dries

Floor Plan

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

Viewings by appointment

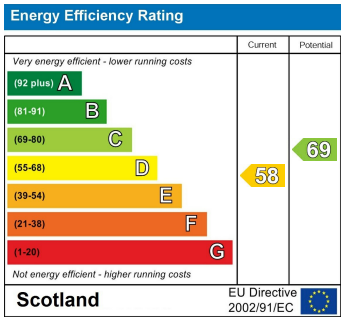
Please note that viewings are strictly by appointment.
The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention 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

Whinstones

Total area: approx. 111.6 sq. metres (1200.9 sq. feet)



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, past the Kinloch Hotel and up the hill heading north for approximately 100 metres, take the first turning on the right into the cul de sac - Whinstones is the second property on the right.
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