



Drimla Cottage,
Kildonan,
Isle of Arran,
KA27 8SE



Arran
ESTATE AGENTS 
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3 Bed Cottage - Detached located in Kildonan



Nestled on Shore Road in the picturesque southerly village of Kildonan, this unique and characterful detached cottage offers a rare opportunity to own a slice of coastal paradise. With a versatile layout, the property can be configured as either three bedrooms with two reception rooms or two bedrooms with three reception rooms, catering to a variety of living arrangements.

The interior of the cottage boasts an open plan feel, enhanced by an abundance of natural light streaming in through multiple windows. This creates a warm and inviting atmosphere, perfect for both relaxation and entertaining. Each of the three bathrooms adds a touch of convenience, ensuring that comfort is paramount for all residents and guests.

The extensive grounds surrounding the property are a true highlight, featuring privacy with mature shrubs and planting. The south-facing gardens provide a serene outdoor space to enjoy the stunning uninterrupted sea views and the enclosed timber deck courtyard really brings the outside into the cottage. Whether you are sipping your morning coffee or hosting a summer gathering, the gardens offer a tranquil retreat.

This unique location and property is rarely available, making it an exceptional find for those seeking a charming coastal home in a beautiful location. With its blend of character, versatility, and breath taking scenery, this cottage is not just a house; it is a place to create lasting memories. Do not miss the chance to make this remarkable property your own.

Entrance hallway

16'10" x 6'4" overall

The glazed front door from the courtyard opens into a bright and airy entrance hallway on the east wing of the cottage and is open to the kitchen and lounge.

Kitchen

15'6" x 11'5"

To the rear of the cottage the kitchen is open to the lounge and entrance hallway, making it bright and airy and flooded with natural light from the multiple windows. A door to the rear opens out to the gardens.

It is fitted with wall and base units, integrated electric oven with a freestanding dishwasher and fridge/freezer.

Lounge

10'7" x 16'5"

Open plan to the kitchen, the lounge enjoys the wonderful view through the two sets of patio doors across the courtyard and south facing gardens and beyond to the sound of Pladda and across the Firth of Clyde.

Sitting Room

15'5" x 13'3"

To the front of the cottage of the east wing, the sitting room enjoys a dual aspect over the gardens and beyond to the shore, Pladda and Ailsa Craig, with a wood burning stove. The perfect room to relax in on the cosy wintery evenings and enjoy an evening reading by from your favourite book from the built in book shelves framing the fireplace.

Study/ Bedroom 3

To the rear of the sitting room, the cosy study has glazed double doors off the hallway and a window looking out into the the courtyard. it also has a window to the side.

There is a built in cupboard and book shelves and plenty of room for a desk and sofa bed as a guest room.

Family bathroom

8'10" x 7'9"

The family bathroom has a window out to the east wing side of the cottage and is partially tiled, fitted with a white suite with spa jet bath with a shower over and a glass sink with vanity unit.

Utility room

7'4" x 12'3" overall

To the rear of the west wing the utility room is extensive and has a door out to the side gardens. It is fitted with a sink and houses the oil boiler, along with plenty of room for storing all your household needs. There is freestanding washing machine and tumble dryer as well.

Bedroom 1

12'0" x 13'6"

The main bedroom to the front of the west wing, is flooded with natural light from the triple aspect windows and takes in the wonderful sea views across to Pladda, Ailsa Craig and beyond.

Ensuite shower room

10'4" x 8'5" overall

The ensuite shower room is to the rear of the bedroom, with a separate w.c off, and windows to the side. It is partially tiled and fitted with a spacious white corner shower cubicle and sink unit.

Bedroom 2

8'7" x 9'9"

A good size double bedroom with a window to the side of the west wing.

W.C

3'3" x 3'11"

A handy separate toilet off the west wing hallway next to bedroom 2.

Garden

Set within extensive gardens, Drimila Cottage enjoys a wonderful sweeping driveway and south facing lawn area to the front leading up to the cottage and providing off road parking and turning for several cars. To the front of the cottage, there is a sheltered courtyard with raised timber deck which can be accessed from the lounge area or front door to the cottage. To the westerly side, there is a spacious timber shed/ workshop with power. At the rear of the cottage there is a slightly raised drying green and a bridge crossing the Ballymeanoch burn which flows through the rear gardens and along the westerly boundary. Across the bridge, the hidden gardens open into lawn areas and the natural woodland.

Services

Drimila Cottage is connected to mains electricity and water. Drainage is to a SEPA registered septic tank which is shared with the neighbouring property. Central heating and hot water is by the oil fired boiler located within the utility room, supplying radiators throughout. This is supplemented by the log burning stove in the lounge.

Council Tax

The property is rated "E" band paying £2,584.05 including water in 2026/27.



A little more information

Drimla Cottage is located in the heart of this friendly village community with its much utilised village hall. The nearest primary school is at Kilmory some 4 miles to the west, although there is also a primary school at Whiting Bay. The secondary school and UHI Argyll hub is in Lamlash which pupils travel daily to by bus. Kildonan is famous for its beautiful beaches and sunny southerly aspect with spectacular views and sunsets.

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.

Drimla Cottage is C listed by Historic Environment Scotland and details of the listing can be found on their website. Please use Reference LB13453 for details.

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///yoga.kitten.guidebook

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

DRIMLA COTTAGE GROUND FLOOR



TOTAL AREA: APPROX. 155.6 SQ. METRES (1675.0 SQ. FEET)

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 69 |
| (55-68) D | | | |
| (39-54) E | | 48 | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| Scotland | | EU Directive 2002/91/EC | |

DIRECTIONS

From Brodick Pier, turn left and proceed south travelling through Lamlash, Whiting Bay and Dippin. Turn left down the coast road to Kildonan and follow the road along the shore, where Drimla Cottage is on the right hand side approximately half way through the village, before The Keys development.
 What3words:///yoga.kitten.guidebook

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