



Lochside House,
Lochranza,
Isle Of Arran,
KA27 8JF



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

3 Bedroom / 2
bathroom
detached bungalow
located on the exclusive
Newton Shore
in Lochranza



With a newly adjusted asking price, this property now offers one of the most compelling opportunities currently available on Arran. Whether you're searching for a permanent home, holiday retreat or investment, now is the perfect time to arrange a viewing.

Welcome to Lochside House, a rare opportunity to acquire a stunning seafront detached bungalow on the highly sought-after Newton Shore in Lochranza, enjoying uninterrupted panoramic views across Lochranza Bay towards the historic castle. Set in one of the most desirable locations on the Isle of Arran, the property offers a unique combination of coastal living, privacy and lifestyle appeal, with three well-proportioned bedrooms and two bathrooms, making it truly idyllic home.

LOCHSIDE HOUSE

LOUNGE

13'7" x 16'11"

Large bright lounge with incredible sea views through the three floor to ceiling picture windows.

The room features log burning stove with glazed French doors opening into the kitchen / dining room and another set into the central hallway.

KITCHEN / DINING ROOM

9'11" x 18'5"

To the rear of Lochside House, the large kitchen is fitted with plenty of floor and wall mounted units.

A large window above the sink and patio doors to the rear garden provide the natural light.

UTILITY PORCH

6'4" x 6'2"

To the rear of the bungalow, there's a handy utility porch providing a home for the laundry goods. Currently in need of repair, the owner is having a new porch build which will be completed and included in this sale.

SHOWER ROOM

9'11" x 3'3"

Off the rear hallway, this neat shower room with raised window, has a sliding door to fully capitalise on the space.

BEDROOM ONE

10'3" x 8'0"

To the front, this small double bedroom enjoys the tranquil sea views.

BEDROOM TWO

10'3" x 14'6"

A stunning front facing, dual aspect, large double bedroom.

BEDROOM THREE

13'4" x 11'3"

A large dual aspect double room to the rear of the property, with two substantial walk in wardrobes for storage.

FAMILY BATHROOM

6'5" x 7'8"

To the rear, with a frosted window, the family bathroom has an electric shower over bath.

A little more information

Lochside House is in the tranquil village of Lochranza on the northwest side of the Isle of Arran, and the Newton Shore is the most exclusive location. On a branch road looking across to the main part of the village it is still close to the ancient castle, distillery and pier where a small car ferry crosses to Kintyre on the mainland.

An energetic village community supports facilities such as the Lochranza Country Inn (with public bar/meals); sports clubs, activities and entertainment at the Village Hall; and a small shop and restaurant at the golf course. The distillery too has a restaurant. The local primary school is at Pirnmill, some 7 miles to the south where there is a village shop/post office.

Lochranza is also very popular with yachtsmen who enjoy the



many moorings, floating pontoon and launch slip by the pier.

Often described as “Scotland in Miniature” the Isle of Arran has everything you could ever want from a Scottish island: an ever-changing coastline, dramatic mountain peaks, sheltered beaches, opportunities for outdoor activities galore, great cultural festivals and a wealth of tasty local produce.

Garden

Lochside House enjoys substantial grounds, expanding to approximately 1/3 acre.

To the front, there is a beautifully constructed raised stone terrace, bound with contemporary balustrade - a delightful spot to enjoy the wonderful surroundings!

There are front, rear and side gardens, bound with deer fencing and variety of mature trees and shrubs.

There is a brick built detached garage supplied with electricity and there is a well maintained timber shed with polycarbonate sheet roofing.

Services

Lochside House is connected to mains electricity and water. Central heating is by the electric boiler located supplying radiators throughout. This is supplemented by the log burning stove in the lounge.

Drainage is to a SEPA registered septic tank.

Council Tax

The property is rated D band paying £2154.16 in 2025 / 2026.





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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.

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///shell.cute.unleashed

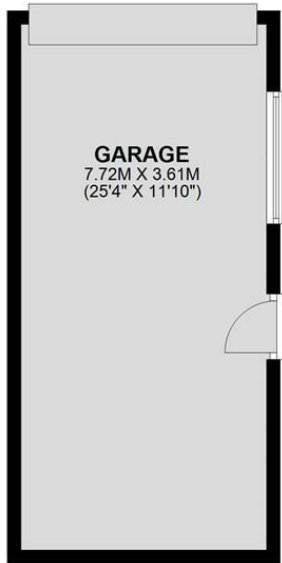
Floor Plan

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





LOCHSIDE HOUSE



TOTAL AREA: APPROX. 132.4 SQ. METRES (1424.8 SQ. FEET)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E	46		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

DIRECTIONS

From Brodick pier turn right and proceed through the village taking the coastal road north through Corrie and Sannox to Lochranza. Enter the village passing the golf club house on the right hand side and take the first narrow road on the right. Follow the road as it takes a sharp left turn and pass the car park on the left. Lochside is the eighth property on the right. What3words///shell.cute.unleashed

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