



Ailsa View,
Shannochie,
Isle of Arran
KA27 8SJ



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

2 Bedroom / 3
bathroom
Semi-Detached Cottage
located in
Shannochie



Set in a wonderfully peaceful rural location, this beautifully renovated stone cottage offers spacious and comfortable accommodation with two double bedrooms and three bathrooms.

Impeccably presented throughout, the cottage combines traditional character with modern comforts and enjoys truly spectacular sea views, stretching towards Ailsa Craig.

Outside, the enclosed gardens provide a lovely private and tranquil space to relax, unwind and make the most of the stunning surroundings.

A real gem for anyone looking for a peaceful escape, a full-time island home or a wonderful holiday retreat.

Hall

6'7" x 15'10" overall

Generous hallway, with large under stair cupboard, and access to all accommodation within.

Lounge

19'6" x 15'4"

Spacious triple aspect lounge with large picture window looking onto the side garden with rural views beyond.

Feature fire surround including electric stove.

Deep recessed cottage windows with glazed door leading into the sun room.

Sun Room

10'7" x 10'0"

With feature exposed stone walls, this delightful second lounge space takes in the wonderful views!

Kitchen / Dining Room

15'3" x 10'4"

Dual aspect, with kitchen area overlooking the rear garden and dining area window looking to the front.

A well equipped fitted kitchen, with integral dishwasher, fridge and freezer, with timber effect base and wall mounted units, this is a cosy and well thought out room which leads to the utility room via a glazed door.

Utility Room

6'7" x 7'1"

Separate utility room with sink and under counter washer / dryer. A large cupboard housing the boiler and door leading to the rear enclosed garden.

Bathroom

6'7" x 7'11"

A lovely family bathroom with electric shower over bath and frosted window facing the front.

Upper Hall

6'8" x 14'9" overall

Extremely bright and spacious upper hallway with three built-in timber cupboards.

Bedroom One

15'7" x 12'0" overall

One of two large double bedrooms, with Velux roof windows and a large gable end Juliette balcony overlooking the side gardens.

Bedroom Two

14'4" x 12'0" overall

The second spacious double, again with bright en-suite shower room, and plenty of Velux roof windows flooding the room with natural light.

Ensuite Shower Rooms

5'10" x 5'9"

Modern, tasteful shower rooms with electric showers and Velux roof window for light and ventilation.

Access

Access to Ailsa View, which is one of the exclusive 'Torr Nan Uain Cottages', is via an unfinished but easily drivable half mile track leading from the main road.

Maintenance for this track and for the courtyard is shared, as defined in the Deed of Conditions which will be available for inspection during the purchase.

Garden

Ailsa View enjoys flay and easy to maintain gardens, featuring a composite timber effect decked seating area looking towards Ailsa Craig,

There is a gravelled area, from the kitchen, with decorative slabbing leading around the the enclosed side garden which is laid to lawn.

There are front, a shared gravel courtyard provides an abundance of parking and the property also includes a semi-detached timber shed within the courtyard.

Services

Ailsa View is connected to mains electricity and water. Drainage is to a SEPA registered septic tank which is located in the side garden - this outfalls to the adjacent fields but which is accessible to North Ayrshire Council for emptying and maintenance.

Central heating is by the electric boiler located in the utility room cupboard supplying radiators throughout.

The property also benefits from solar panels, providing an opportunity to generate renewable electricity and help reduce household energy costs.

Any surplus electricity generated may also be eligible for export to the grid, subject to the relevant energy provider arrangements.

Floor Plan

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

Council tax

The property is rated "D" band paying £1987.79 in 2026 / 2027

A little more information

Shannochie is situated in the south of Arran, just outside the village of Kilmory.

Kilmory is a welcoming and close-knit rural community at the southern end of Arran. The village has a real sense of community, with the historic Kilmory Public Hall at its heart, hosting local events, activities and the popular 1934 Club. The hall also provides a community shop, Post Office and other valuable local facilities.

Families are well catered for with Kilmory Primary School and Early Years Class right in the village, while the surrounding area is home to a number of local businesses and attractions, including Lagg Hotel, Lagg Distillery and other independent businesses.

With beautiful beaches, countryside and coastal scenery on the doorstep, Kilmory



offers that lovely combination of peaceful island living and a genuinely supportive community – the sort of place where people know their neighbours and local life still matters

Healthcare is well provided for, with GP services available through Arran Medical Group and Arran War Memorial Hospital in Lamlash providing local hospital and community healthcare services.

With its beautiful natural surroundings, excellent outdoor activities, local amenities and welcoming community, Ailsa View is ideally placed for those looking to enjoy the relaxed pace and wonderful lifestyle that life on Arran has to offer.

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

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///

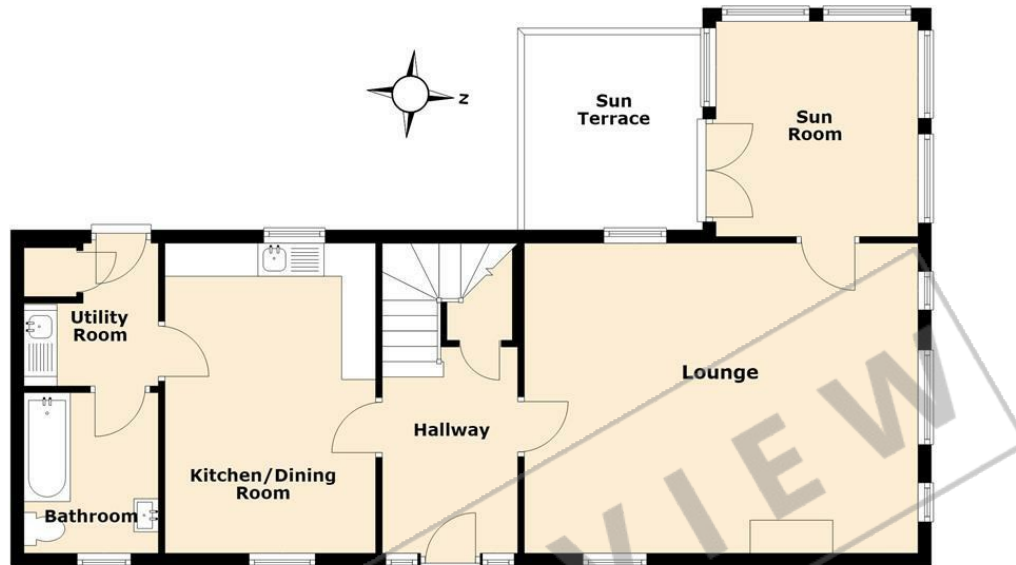
Every 3 metre square of the world has been given a unique combination of three words.

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

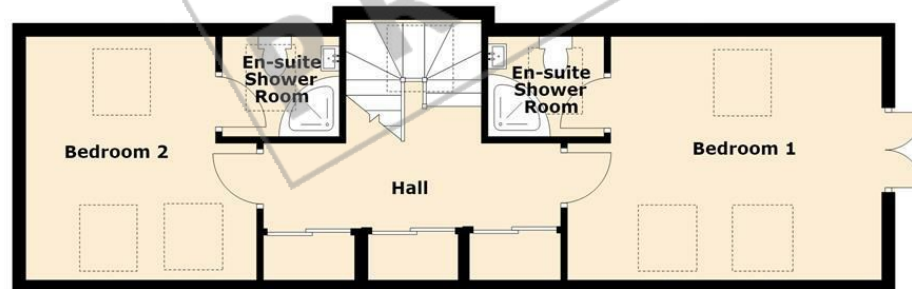
What3words:///scanty.surviving.vouch



AILSA VIEW Ground Floor



AILSA VIEW First Floor



Total area: approx. 121.8 sq. metres (1311.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
EU Directive 2002/91/EC		

DIRECTIONS

From Brodick Pier turn left and follow the A841 south, through the villages of Lamlash, Whiting Bay and Dippin, towards Lagg. On passing South Bank Farm on the right proceed for another mile and turn left at the signs for Shannochie Holiday Cottages. Continue down the track for 1/2 mile.

CONTACT

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