



Broombrae, Blackwaterfoot, Isle of Arran, North Ayrshire

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Broombrae

Blackwaterfoot, Isle of Arran,
North Ayrshire, KA27 8EY

Blackwaterfoot 1 mile, Brodick 11 miles, Ardrossan to Glasgow Airport 23 miles,
Ardrossan to Glasgow City Centre 32 miles.

A beautifully presented detached coastal house with sublime south western waterscape views over the Kilbrannan Sound to The Mull of Kintyre.

Ground Floor:

Entrance vestibule, rear reception hallway, study/home office, utility room, cloakroom, kitchen/dining with warming green enamel Aga range cooker, sitting room, front reception hallway, shower room, garden room, bedroom 1 with en suite bath and shower room.

First Floor:

Staircase to upper hallway, bedroom 2 & 3, short corridor and 3 steps to 4th bedroom with en suite shower room, secondary staircase from the rear of the sitting room to domestic hot tank store and guest bedroom 5 with en suite shower room.

Outbuildings:

Triple bi-fold doors to general purpose stores, boiler/drying/freezer room, internal door to workshop. Double external doors to garage, equipment and machinery stores, LPG bottle store, stone wall structure with greenhouse.

Gardens:

Bell mouth entry to block paved driveway, flanked by level lawns and shrub bed and terminating at the rear of the house where there is vehicle turning and hardstanding areas. Block paved pathway leads to a level mature side lawn bounded by drystone wall and privet hedging, honey-coloured gravel terrace to the front with drying green, directly to the front of the house a block paved terrace fronted by a further elevated Ha Ha wall front lawn. Pathway to lower gardens with flower and kitchen produce planters bounded by post and rail fencing and leading to the stone wall bounded greenhouse. Further lawn at the southern side is bounded by privet and post and rail fencing before returning to the front driveway. With access from the kitchen, a dwarf wall topped with laminated glass provides a sheltered terrace suitable for alfresco dining and sun downers.

About 0.544 acres.

Situation

Broombrae is in a situation of great natural scenic beauty about 1 mile to the south of the west coast of Arran settlement of Blackwaterfoot. With the minor road to its rear, Broombrae occupies generous mature and broadly level grounds and from its southwestern facing exposure there are the most spectacular unobstructed views out across the Kilbrannan Sound to the Mull of Kintyre and Drumadoon Bay. Once again, due to the southwestern exposure, sunsets at Broombrae are a sight to behold.

Blackwaterfoot

Blackwaterfoot is a highly sought-after seaside village nestled on Arran's southwestern coast. It offers a peaceful, community-driven lifestyle against a backdrop of dramatic seascapes. There are miles of sweeping sand and shingle beaches, Blackwaterfoot is home to a local butcher, a well provisioned general store, garage, and post office. The Kinloch Hotel is something of a central hub to the village offering indoor leisure facilities, dining and a welcoming rural bar.

Isle of Arran

The island of Arran is often described as “Scotland in Miniature” The island is one of Scotland’s most accessible and stunning islands. It earned the title “Scotland in Miniature” because the Highland Boundary Fault splits the landscape. The North Landscape with its dramatic, rugged granite mountains and deep sided glens, most notably ‘The Sleeping Warrior’, formed by Goat Fell in the north. The South Landscape with its rolling green hills, lush pastures, and sandy beaches. Mainland connectivity is via the regular ferry links from Ardrossan and Troon to Brodick (approx. 55 minutes sailing time). A third smaller crossing is available all year round from Lochranza to Claonaig.

The two nearest airports are Glasgow and Prestwick, which are approximately 23 and 16 miles respectively from Ardrossan.

The island has excellent local schools, diverse restaurants, microbreweries, and 2 distilleries.



Leisure

Blackwaterfoot is home to Shiskine Golf Club a world-famous, unique 12-hole links course with connected tennis courts. Arran has no less than 6 further courses a mixture of 9, 11 & 18 holes.

The west coast of Arran is well known for its significant natural beauty and mild climate, there are many opportunities for coastal and hill walks as well as the more challenging Corbett that is Goat Fell at 874M. The area is also perfect for safe road cycling and mountain biking. Fresh water and sea fishing are available, and there are shooting and stalking opportunities.

Sailing

The west coast of Scotland is well known for its sailing in the firth of Clyde, around the island of Arran and the Kyles of Bute, which is a National Scenic Area. Tighnabruaich and Colintraive are to the north, and the Crinan Canal and Tarbert to the West, both are centres of lively sailing activity throughout the season. The east coast of the island has visitor moorings at both Brodick & Lamlash and to the north there are visitor moorings at Lochranza.



Description

The house is completed in mainly white painted harled exterior with contrasting grey painted detail at window mullions and doors, the road facing eastern wall is to natural exposed stone and the whole is under a composite resin slate tile roof. Internally the house is exceptionally well finished to craftsmanlike standards and completed in a very pleasant decoration palette all teamed with matching soft furnishings, engineered oak flooring, stylish plantation window shutters, engineered hardwood doors with brass ironmongery and deluxe range ceramics.

Planning Consent

Planning consent has been approved for the future conversion of part of the attached barn to form a 1.5 storey, 2-bedroom, 2-bathroom house with open plan kitchen/dining/sitting/utility area. The concept of additional accommodation provides the opportunity for new owners for onsite income generation from short term holiday lets, or multi-generational living space. The consent is due for renewal December 2026. Planning Reference N/17/00029/PP.

Ground Floor

Half leaded glazed door to entrance vestibule, full multi glass door to rear reception hallway, study/home office with dual aspects and a twin leaf fitted storage cupboard, utility room with base and wall units, Belfast sink and shelved store, cloakroom with shelved general purpose stores, full drop bevel glass door to fitted kitchen with warming Green enamel Aga range cooker, 2 ring gas hob, tiled floor, base and wall units integrated drawer fridge, good space for dining table and chairs. Sitting room with red sandstone fireplace with pitch pine mantel piece and raised slated hearth with warming stove inset, window showcasing wonderful seascape views and French door to front terrace and gardens. A panelled oak door from the kitchen leads to the front reception hallway, shower room with coat hooks, illuminated mirror and under stairs stores. Hexagonal shaped garden room with Georgian bar windows, terra cotta tile floor and door to gardens. Bedroom 1, the principal bedroom has bespoke fitted Daval bedroom furniture, window box seating and stores, wet wall finish en suite bath and shower room.



First Floor

New carpeted staircase with exposed timber handrail and spindles and traditional moulded panels to dado height, to bright upper hallway with front and rear facing velux windows leading to bedroom 2 & 3 with dormer window, fitted wardrobe and bedroom furniture, bedroom 2 features a vanity set wash hand basin. A short corridor and 3 steps down lead to a lovely 4th bedroom with west facing dormer window with window box seating, fitted Daval bedroom furniture, en suite shower room with marble effect wet wall and vanity set wash hand basin. A secondary staircase from the rear of the sitting room leads to the domestic hot tank store and to guest bedroom 5 with velux and gable window, half height double fronted wardrobe and deluxe en suite shower room with tiling to half height.

Outbuildings

Triple bi-fold doors to general purpose stores, painted concrete floor, 2 x roof lights, door to side gardens, light and power, boiler/drying/freezer room with tiled floor and shelved general-purpose stores. Internal door to workshop, 2 x roof lights, painted concrete floor, light and power. Double insulated steel external doors to garage, equipment and machinery stores, concrete floor, light and power. LPG bottle store, stone wall structure with greenhouse.

Gardens

Broad bell mouth entry bounded by post and rail fencing which runs beside neighbour and farmland and over a block paved driveway which is flanked by level well-tended lawns terminating at the rear of the house where there is good vehicle turning and hardstanding areas all bounded by the house, stocked beds and a drystone wall. A block paved pathway leads to a level mature side lawn bounded by drystone wall and private hedging, to the front a honey-coloured gravel terrace has a drying green, Directly to the front of the house a block paved terrace with circular motif is fronted by a further elevated Ha Ha wall front lawn. A pathway leads to lower gardens with flower and kitchen produce planters all bounded by post and rail fencing and leading to the stone wall bounded and sheltered greenhouse. A further lawn at the southern side is bounded by some privet and post and rail fencing and returns to the front driveway. With access from the kitchen, a dwarf wall topped with laminated glass provides a wonderful, sheltered terrace ideal for alfresco dining and sun downers.



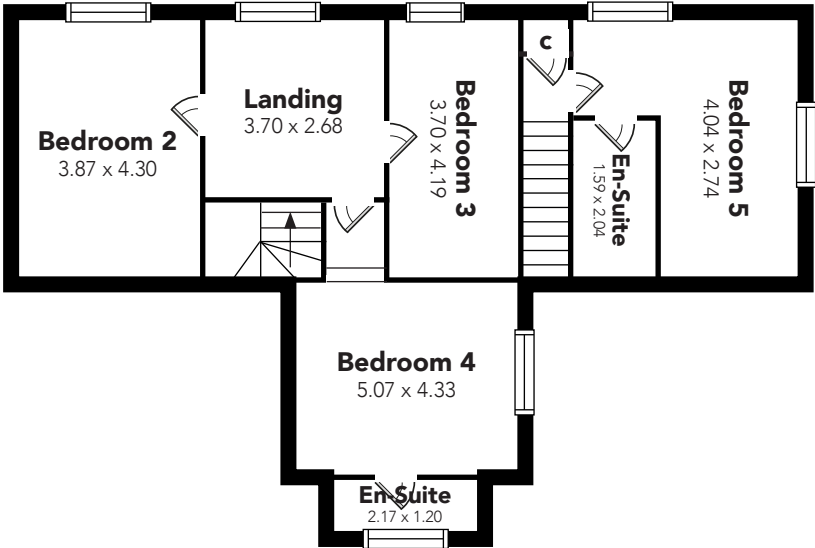
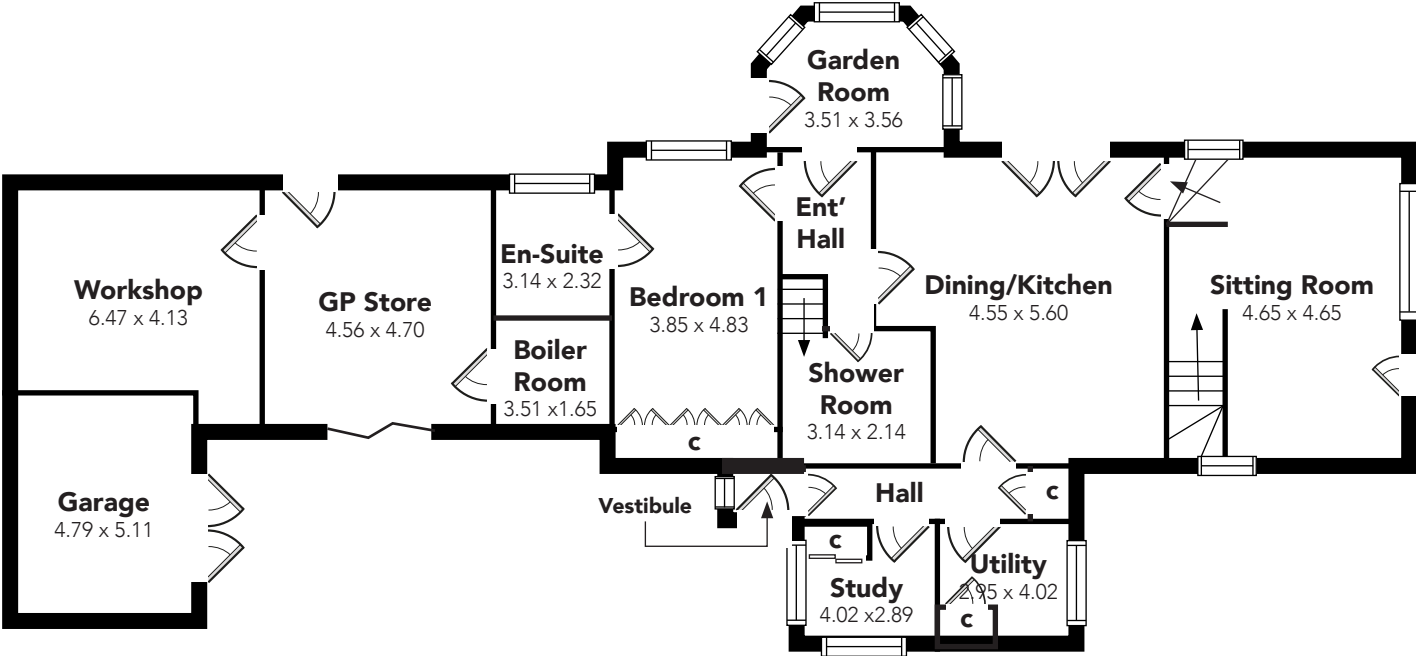






Floorplan and Site Location

Broombrae



Local Authorities

North Ayrshire Council

Tel: 012943 10000

Services

Mains water supply, drainage is by private septic tank, oil fired central heating supported by log burner, electric trace underfloor heating in two of the bath and shower rooms, double glazing. Hard wired fire detection system, CCTV security system, Fibre Cable Wi-Fi/ Internet

Note: The services have not been checked by the selling agents.

Council Tax

Broombrae is in Council Tax band F and the amount payable for the period 2026/2027 is £3392.10p including water and drainage.

EPC

Rating E

Special Conditions of Sale

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser of any Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers' failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands.

2. The subjects will be sold subject to all rights of way, rights of

Viewing

Strictly by appointment with Robb Residential, telephone 0141 225 3880.

Possession

Vacant possession will be given on completion.

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 176 St. Vincent Street, Glasgow, G2 5SG. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.

Overseas Purchasers

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.

3. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.

4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.

5. As part of providing our vendor clients with an improved service and added protection we will seek ID confirmation either direct from the buyer or via Smart Search. The provision of ID confirmation may increase the credibility of an applicant's offer and could encourage our clients to view an offer more favourably.

If you require this publication in an alternative format, please contact Robb Residential on tel 0141 225 3880.

IMPORTANT NOTICE

Robb Residential for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended



Travel Directions

On Arrival in Brodick, continue out of the ferry terminal and turn right onto the A841 which runs along the front of Brodick. Continue on the A841 for 1.1 miles then turn left onto the B880 known on the island as the String Road. Continue on the B880 for 9.5 miles. At the junction signposted Lagg, Whiting Bay, Lamlash turn left and continue on the A841. Proceed in a southerly direction for 0.6 miles to find the entrance to Broombrae on the right hand side.

to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Robb Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Robb Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs and particulars taken August 2026.

MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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