The Macklebae,
Machrie,
Isle of Arran,
KA27 8DZ

Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

Three bedroom character property located in Machrie

In the desirable location of Machrie, this charming detached cottage offers a delightful blend of character and modern living. Recently renovated and beautifully maintained, The Macklebae boasts a stylish and contemporary interior that is sure to impress.

With its unique charm, this home captures the essence of coastal living, enhanced by stunning sea views that provide a serene backdrop to everyday life. Properties like this don't come onto the market regularly, especially in such a sought after position.

The cottage features two inviting public rooms, perfect for both relaxation and entertaining. The open-plan layout creates a sense of space and light, making it an ideal setting for family gatherings or quiet evenings at home. Each room has been thoughtfully designed to maximise comfort while retaining the property's original character.

Please call us soon to arrange your viewing, either in person or we can also offer facetime appointments initially if this is easier for you - either way, we don't want you to miss this fabulous three bedroom detached home!

Entrance / Utility Room
6'6" x 11'1"
A well proportioned stone floored entrance room featuring fitted utility storage units topped with complementary timber worktops.
There is a traditional pulley, sink, washing machine and freezer (both included in the sale); the tumble dryer is located in the "outhouse".
The stylish flooring carries on through to the living area.

Sitting / Dining Room
20'0" x 22'3"
A beautiful open plan area that merges into the kitchen, with wood burning stove and elevated views from the patio doors.
This incredible room could easily grace the cover of an interior design magazine, with the elegant dining area overlooking Machrie Bay, Kilbrannan Sound and the Kintyre peninsula.

Kitchen
11'1" x 9'10"
This wonderful and sociable and open plan kitchen is fully fitted with pistachio green cottage style floor and wall units.
The integrated white goods include a range cooker (electric oven/grill/gas hob), fridge and dishwasher.
Additionally, our sellers are happy to include the tumble dryer in the outhouse while the SMEG fridge freezer in the outhouse is available for sale by separate negotiation.

Bathroom
7'6" x 8'2"
Contemporary family bathroom with white suite and shower over the bath.

Bedroom 1
15'5" x 17'0"
An extensive super king sized bedroom boasts an impressive Cathedral style ceiling with remote controlled blinds on the ceiling windows.

Bedroom 2
10'9" x 12'5"
A smaller style double bedroom currently being used as a home office.

Upper Floor Lounge / Art Studio
20'0" x 22'3"
A versatile galleried second lounge, currently being used as an art studio - a delightful place to relax and absorb the peace and tranquillity.
There is a generous balcony which has panoramic views over the Kilbrannan Sound and beyond - especially attractive in the evenings as these views enjoy the incredible sunsets which this area of Arran is renowned for.

Bedroom 3
15'5" x 17'0"
A third double bedroom which leads up to dressing area with plenty of wardrobe space. From the dressing area, there is a stunning ensuite, with a large walk in shower and roof windows for natural light and ventilation.

Dressing Area
6'4" x 11'1"
No home is complete without a dressing area!

Shower Room
11'1" x 11'1"
Delightful ensuite facilities with timber effect flooring and a feature marble effect wall.

Garden
The easily kept gardens enjoy parking for two cars and there is also an appended outhouse. Within the outhouse, the owners are leaving the tumble dryer.

Access to The Macklebae is by way of a track from the main road.
The area is called Auchegallon, and all five of the households contribute to the maintenance of this at a cost of circa £100 per annum (when maintenance is required).

Services

The Macklebae is connected to mains electricity and water. Hot water and central heating is by electric, with underfloor heating and radiators. All of the heating controls are wifi controlled. Heating is supplemented by the log burning stove in the lounge. Drainage is to a private septic tank located within the boundary of the property and is registered to SEPA.

Council Tax

The property is rated “E” band paying £2,380.56 including water in 2025/26.

A little more information

The Macklebae is a beautifully upgraded cottage in a unique location on the west coast of Arran.

It enjoys spectacular sunsets over the Kilbrannan Sound to the Mull of Kintyre, Sanda Island and Ireland beyond and is the ideal location to spot some of the local wildlife including otters on the shore, dolphins, red squirrels, hen harriers, barn owls and many, many more.
Located approximately 10 miles from Brodick the main ferry terminal and shopping centre on Arran and 5 miles from Blackwaterfoot where there is an excellent selection of local shops, leisure facilities and of course the famous twelve-hole golf course and tennis courts. The much loved Machrie golf course and clubhouse is nearby.

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///autumn.perkily.downs

Floor Plan

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

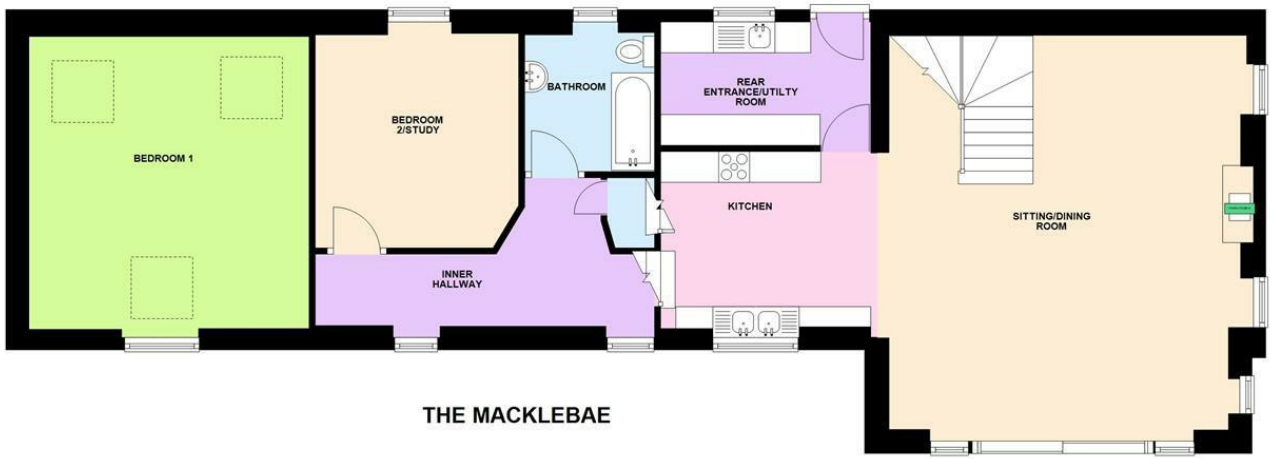
The Macklebae Machrie, Isle of Arran, KA27 8DZ

Viewings by appointment

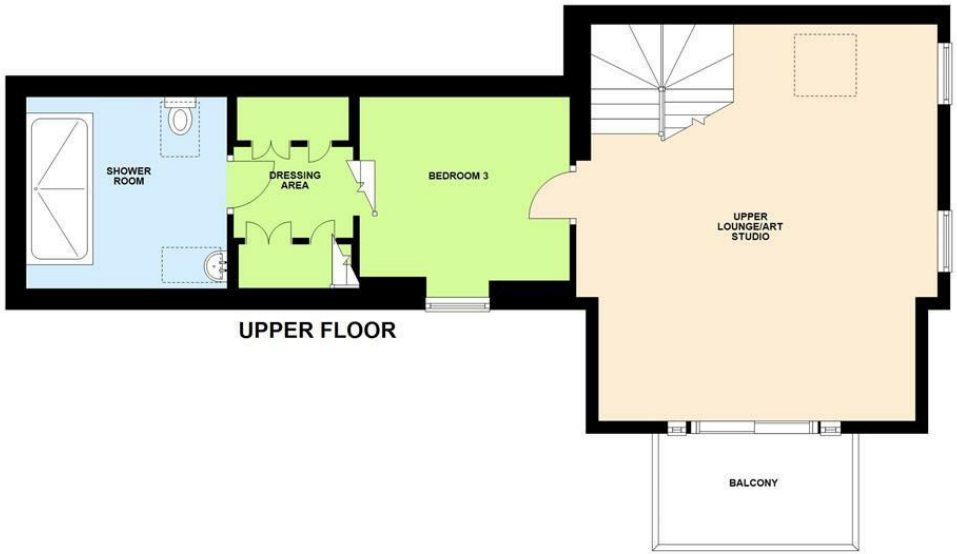
Please note that viewings are strictly by appointment.
The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention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

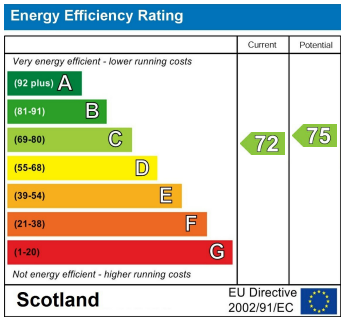


THE MACKLEBAE



UPPER FLOOR

TOTAL AREA: APPROX. 180.1 SQ. METRES (1938.2 SQ. FEET)



DIRECTIONS

From Brodick Pier turn right and proceed through the village taking the B880 String Road towards Blackwaterfoot. After seven miles turn right towards Machrie. Continue north on the Machrie Moor Road, passing the golf course on the left handside and a row of properties on the right. Take the right turn onto the track signposted Auchagallon continue along the track for approximately 400 meters, The Macklebae is the third property on the left after the long white stone cottage. What3words///autumn.perkily.downs

CONTACT

Invercloy House Brodick
Isle of Arran
North Ayrshire
KA27 8AJ

E: sales@arranestateagents.co.uk
T: 01770 302310
www.arranestateagents.co.uk

Arran ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990