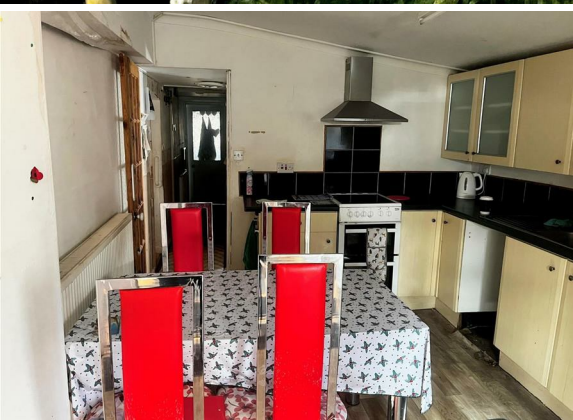




Crimmond,  
Penrioch,  
Pirnmill,  
Isle Of Arran,  
KA27 8HP



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2 bedroom  
bungalow /  
development  
project  
located in Pirnmill



Crimmond is located in the stunning, elevated hamlet of Penrioch above the west coast village of Pirnmill. This timber built chalet bungalow offers a unique opportunity for those seeking a tranquil retreat set within stunning natural beauty.

The property features two well-proportioned bedrooms, kitchen/dining room and lounge with stunning views. One of Crimmond's standout features is its enviable views of the Kilbrannan Sound, which can be enjoyed from various vantage points within the property. Imagine unwinding in the evenings while witnessing fabulous sunsets that paint the sky in vibrant hues, creating a perfect backdrop for your daily life?

Set within substantial grounds, this bungalow not only offers a peaceful environment but also presents great development potential. Whether you envision expanding the existing structure or rebuilding within the beautiful garden oasis, the possibilities are endless.

#### Entrance Porch

10'1" x 5'2"

#### Kitchen/ Dining Room

13'9" x 14'6"

#### Lounge

11'3" x 16'0"

To the front of the property overlooking the Kilbrannan Sound and beyond, this room also captures the stunning sunsets.

#### Store Room

6'1" x 5'9"

#### Bedroom 1

9'10" x 11'6"

Front facing double bedroom with vast views.

#### Bedroom 2

15'7" x 6'8" x 11"

Double bedroom to the rear.

#### Shower Room

5'4" x 9'7"

Shower room with easy access in to the walk in shower .

#### Store Room

3'11" x 6'2"

A handy store room.

#### Garden

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

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

To the rear of the property is an enclosed courtyard which benefits from the sun in the afternoon and evening.

#### Council Tax

The property is rated band A paying £1436.10 in 2025 / 2026.

#### Services

Crimmond is connected to mains electricity, water and drainage is to a septic tank. Central heating is by the oil fired boiler located externally, supplying radiators throughout.

#### A little more information

Crimmond is located in the elevated hamlet of Penrioch above the west coast village of Pirnmill.

Please note Crimmond requires substantial development, perhaps even demolition - however whatever the new owner decides to do, this location makes a beautiful spot for a home.

Pirnmill has a thriving village community and village hall with various social groups and events. The village also benefits from a primary school with early years classes, as well as a licensed grocery store / post office and the popular Lighthouse Restaurant. The high school is at Lamlash to which pupils are conveyed daily by bus. Crimmond is approximately ten miles from Blackwaterfoot and 15 miles from Brodick.

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:///older.interest.flick

### Planning

Any enquiries with regard to planning permission should be directed to North Ayrshire Council planning department on 01294 324319 or online at

[www.north-ayrshire.gov.uk](http://www.north-ayrshire.gov.uk)

### Floor Plan

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

### 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](http://www.calmac.co.uk)

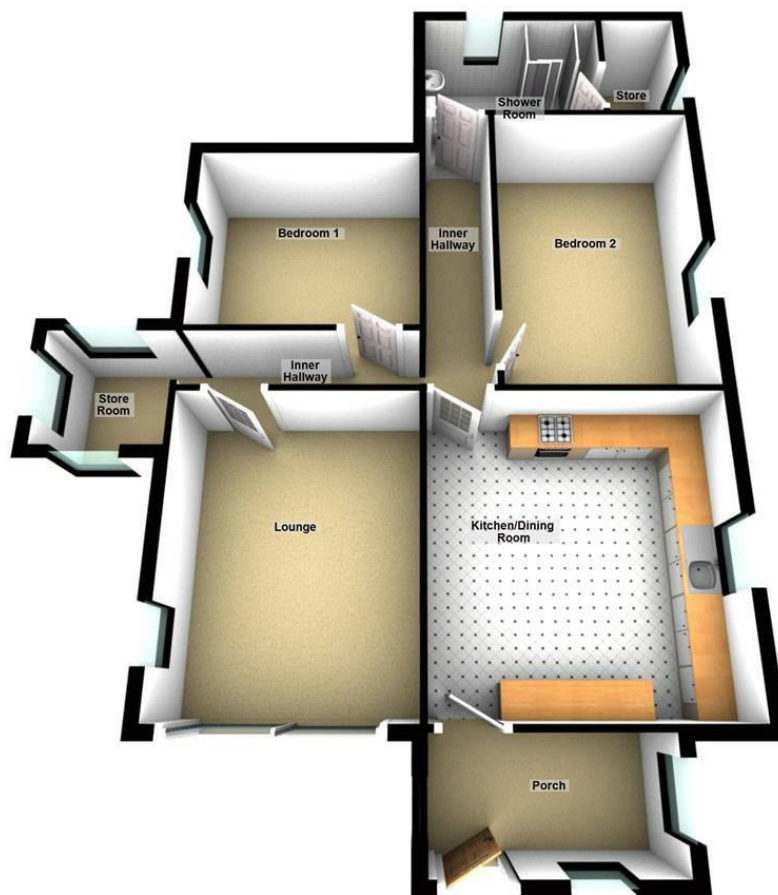
### Viewings by appointment

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.



## Crimmond



## DIRECTIONS

From Brodick Pier turn right and proceed through the village taking the B881 String Road towards Blackwaterfoot. After 7 miles turn right towards Machrie and then proceed north to Pirnmill take the first right immediately after the Lighthouse Restaurant , proceed up the access road/track for about 1/2 mile Crimmond is the first house on the left. From Lochranza Pier turn right and proceed out of the village taking the A841 north, travelling approximately 6 miles passing through the villages of Catacol to Pirnmill, turn left just before the Lighthouse Restaurant , proceed up the access road/track for about 1/2 mile Crimmond is the first house on the left.

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## CONTACT

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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 36      | 79        |
| Scotland                                    |         |           |
| EU Directive 2002/91/EC                     |         |           |

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