



October Cottage,
Shore Road,
Kildonan,
Isle Of Arran,
KA27 8SE



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

**Detached 3 Bedroom
Villa
located in
Kildonan**



Rarely available and occupying a fabulous shorefront position in Kildonan on the beautiful Isle of Arran, this modern detached home was built in 2007 and enjoys wonderful sea views and a truly special coastal setting.

Beautifully presented and maintained, the property offers spacious upside-down, open-plan living designed to make the most of its surroundings. With three bedrooms and three bathrooms providing plenty of comfortable accommodation, this well considered home enjoys thoughtful flooring, lighting and décor throughout.

Outside, the wonderfully tended 'gardener's garden' is a real highlight, with plenty of colour, character and space to enjoy. There's also a generous selection of workshops and sheds, making this an ideal home for anyone looking for useful outdoor space, storage or somewhere to enjoy hobbies and projects.

Kildonan is one of Arran's most sought-after coastal locations, known for its lovely sandy beach, spectacular views and peaceful island lifestyle. Properties in this position, with sea views, generous gardens and such a useful range of outbuildings, don't come along very often — making this a particularly special opportunity to secure a little piece of Kildonan.

Entrance Porch

5'4" x 6'6"

To the rear of October Cottage, this bright porch is also utility room, and gives access to all the accommodation within.

Hallway

12'11" x 3'6" overall

A generous hallway, with large understair cupboard, and wide stairs leading to the upper floor

Bedroom 1

13'11" x 12'10"

To the front of October Cottage, one of the two double ensuite bedrooms enjoying built-in wardrobes and en-suite shower facilities.

Ensuite Shower Room

7'10" x 4'2"

Large walk-in shower, w.c. and sink, the shower room is partially tiled in neutral tones.

Bedroom 2

13'11" x 10'9"

Almost the mirror image of bedroom one, another very well proportioned bedroom.

Ensuite Shower Room

7'10" x 4'2"

Large walk-in shower, w.c. and sink, the shower room is partially tiled in neutral tones.

Jack and Jill Sun Room

12'11" x 9'0" overall

A gem of a room which can connect the two front facing bedrooms - this is currently a gym area but would be a lovely place to enjoy the stunning sea views with your morning coffee or a glass of wine in hand!

Bedroom 3

12'11" x 10'9"

To the rear with side views, the third double bedroom boasts build-in storage and generous proportions.

Bathroom

5'6" x 12'0"

Family bathroom with frosted window to the rear and mains fed shower over bath.

Upper Open Plan Living (including Kitchen)

31'3" x 25'2"

A stunning upper-floor open-plan living space, flooded with natural light from the Velux windows and enjoying a lovely sense of space. The well-appointed kitchen sits neatly to the rear, while the balcony provides the perfect spot to step outside and enjoy the surroundings. A multi-fuel stove adds a cosy focal point, making this a wonderfully inviting space to relax, entertain and simply enjoy island life.

Garden and outbuildings

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

There are front, rear and side gardens, with variety of flowering shrubs, plants, vegetable plots - a gardening enthusiast's delight!

The property is well served by a wonderful array of functional outbuildings offering space for all sorts of activities:

A substantial 17' x 7' boatshed, a large and fully insulated workshop (with recently replaced metal roof) measuring 25' x 15' with a mezzanine covering half the floor area.

There is an 8' x 12' garden shed, a 4' x 3' tool shed and a generous wood store, a coal bunker and a greenhouse.

Services

October Cottage is connected to mains electricity and water. Drainage is



to a SEPA registered septic tank which is located in the garden. Heating is via the wall mounted storage heaters throughout and is supplemented by the multifuel stove in the main living space.

Council tax

The property is rated "E" band paying a total of £2584.05 in 2026 / 2027

A little more information

The Isle of Arran is a place where you can find a little bit of everything you could wish for from a Scottish island — an ever-changing coastline, dramatic mountain peaks, sheltered beaches, verdant forests, fantastic cultural festivals and a wonderful wealth of local produce.

October Cottage is situated in the peaceful village of Kildonan, with a good range of local amenities close at hand. The nearby village of Kilmory has a primary school with early years provision, while the island's secondary school is located in Lamlash, with pupils travelling there daily by bus.

The area offers a lovely balance of peaceful island living and a strong sense of community, while still being well placed for enjoying everything Arran has to offer, from beautiful beaches and countryside walks to local shops, cafés and outdoor activities.

Floor Plan

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

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.





October Cottage Shore Road, Kildonan, Isle Of Arran, KA27 8SE

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

What3words///

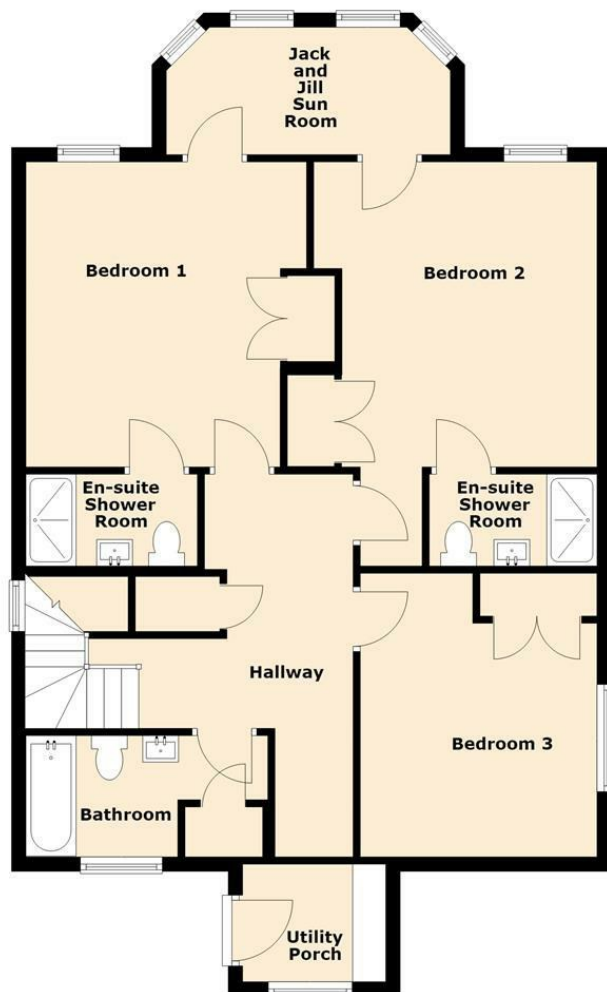
Every 3 metre square of the world has been given a unique combination of three words.

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

What3words///cherub.jigging.snuggled



Ground Floor



First Floor



Total area: approx. 143.4 sq. metres (1543.3 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		
(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 proceed south travelling through Lamash, Whiting Bay and Dippin. Turn left down the coast road to Kildonan and follow the road along the shore, where October Cottage is on the right hand side approximately half way through the village, before The Keys development.

CONTACT

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