



Northern Heights,
Kildonan,
Isle Of Arran,
KA27 8SG



Arran
ESTATE AGENTS

ISLAND OWNED & RUN SINCE 1990

Detached
two bedroom cottage
located in
Kildonan



Northern Heights is located in the picturesque hamlet of Auchenew, High Kildonan, on the Isle of Arran. This charming detached stone cottage offers a delightful blend of traditional character and incredible views. Set within expansive grounds that extend to approximately two-thirds of an acre, the property boasts an enviable setting with surrounding landscape which includes a front row seat to Pladda Island and Ailsa Craig in the distance making it a perfect retreat for those seeking tranquillity and natural beauty.

The cottage itself exudes warmth and cosiness, with its traditional stone façade and recent upgrades, including a new heating system and enhanced insulation, ensuring that the home is both energy-efficient and comfortable throughout the seasons. This property also presents exciting development potential. Whether you envision expanding the existing cottage or creating additional outdoor spaces, the generous grounds provide ample opportunity for your creative ideas to flourish.

This idyllic location not only offers stunning views but also a sense of community and connection to nature. Kildonan is known for its scenic beauty and outdoor activities, making it an ideal spot for those who appreciate the great outdoors.

Entrance Porch

4'7" x 4'11"

Practical entrance porch to hang up coats and store shoes.

Toilet

4'11" x 4'0"

Just leading off the entrance porch a handy toilet with wash hand basin.

Hallway

3'1" x 7'5"

One of two hallways with a storage cupboard.

Living Room

16'9" x 12'3" overall

This is a room with a view ! with extensive panoramic views almost looking over Pladda Island and towards Ailsa Craig and beyond , even on a stormy day this view does not disappoint.

Kitchen / Dining

16'6" x 11'8" overall

The kitchen/dining room is heart of this stone cottage with a wood burning stove for extra cosines.

Bedroom 1

8'1" x 9'5"

A single bedroom with view over the gardens.

Rear Hall

3'1" x 10'2"

Utility Room

4'5" x 4'6"

A useful room with space for a washing machine / tumble dryer, this room also houses the solar panels and heating equipment and access into the loft.

Bathroom

7'0" x 8'4"

Full suite bathroom with shower over bath.

Bedroom 2

7'6" x 14'11"

A double bedroom with garden views.

Garden

Northern Heights enjoys substantial grounds, expanding to approximately 2/3 acre.

There are front, rear and side gardens, with variety of mature trees and shrubs - there is also a timber garage and garden shed in the grounds.

Services

Northern Heights is connected to mains electricity, water and drainage. Central heating is by a air source heat pump supplying radiators throughout there are also solar panels which provide the hot water. This is supplemented by the log burning stove in the kitchen. Drainage is to a SEPA registered septic tank which is located within the grounds.

Council Tax

The property is rated B band paying £1675.45 in 2025 / 2026



A little more information

Northern Heights is located in the elevated hamlet of Auchenhew, High Kildonan. Auchenhew is a mainly farming community located close to the coastal village of Kildonan. The nearest local primary schools are at Whiting Bay, approximately 5 miles to the east, and Kilmory, approximately 3 miles to the west. There is an excellent selection of shops including post office, chemist and eateries at Whiting Bay and the islands secondary school is at Lamlash to which pupils are conveyed by bus.

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.

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.

What3words///

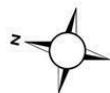
Every 3 metre square of the world has been given a unique combination of three words.

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

dodging.bloom.restriction

What3words///





NORTHERN HEIGHTS

TOTAL AREA: APPROX. 78.5 SQ. METRES (844.7 SQ. FEET)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			100+
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

DIRECTIONS

From Brodick pier turn left and proceed south through Lamlash, Whiting Bay and Dippin by-passing both turn off to Low Kildonan where Northern Heights is located in the hamlet of Auchenhew on the right hand side approximately 1 mile outside Kildonan.

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