



Whinstones,  
Blackwaterfoot,  
Isle Of Arran,  
KA27 8HA



**Arran**  
ESTATE AGENTS   
ISLAND OWNED & RUN SINCE 1990



**2 Bed**  
**Detached Bungalow**  
**located in**  
**Blackwaterfoot**



Whinstones is a hidden gem in the bustling village of Blackwaterfoot on the picturesque Isle of Arran. This spacious bungalow presents a unique opportunity for those seeking a home with potential and scope to put your stamp on something.

With two well-proportioned bedrooms, open plan living space and southerly views, Whinstones offers endless possibilities in one of Arran's most desirable locations.

The house and grounds require a degree of refurbishment, allowing you to put your personal touch on the space and truly make it your own. The scope for development is significant, making this an ideal project for those with a vision for enhancement.

One of the standout features of this property is the good-sized garden, which provides ample outdoor space for gardening, leisure activities, or simply enjoying the stunning surroundings and wonderful views. The slightly elevated position of the bungalow offers delightful sea views, enhancing the tranquil atmosphere and providing a picturesque backdrop to daily life.

Situated near the shorefront, in the heart of Blackwaterfoot this home is perfectly positioned to take advantage of the natural beauty that the Isle of Arran has to offer. Whether you are looking for a permanent residence or a holiday retreat, and something to put your own stamp on, this property is a rare find in a sought-after location. Embrace the opportunity to create your dream home in this idyllic setting.

**Rear vestibule**

9'5" x 6'3"

A handy spacious entrance vestibule to the side, with glazed doors leading into the open plan kitchen / lounge area and conservatory to the front - plenty of space for hanging coats and outdoor gear.

**Kitchen**

12'7" x 9'10"

A good size kitchen, with a window to the side and gardens. The kitchen is currently fitted with a wall and base units and freestanding appliances.

**Open plan living area**

13'1" x 20'7"

A spacious open plan living area to the kitchen with dual aspect windows taking in the south and east aspect views across Blackwaterfoot and beyond.

This lovely sunny room, enjoys an open fire with brick built surround to spend cosy nights in beside.

**Entrance vestibule**

6'5" x 3'3"

Front entrance vestibule to the side, with frosted glazed doors leading

into the wide central hallway.

With plenty of space for hanging coats and outdoor gear.

**Hallway**

5'0" x 11'3" overall

The central hallway access all the accommodation within and has three large and spacious cupboards.

**Bathroom**

7'4" x 9'10"

A good size family bathroom, which is partially tiled, with cork flooring and window to the side. Fitted with a 3 piece white suite with a bath and a storage cupboard.

**Bedroom 1**

13'3" x 8'11"

A large double bedroom with a window to the side taking in the views across Blackwaterfoot.

**Bedroom 2**

10'5" x 12'9"

A second good sized double bedroom with window to the side.

**Conservatory**

9'1" x 24'11"

Currently in a poor state of repair following storm damage, the conservatory to the front takes in the wonderful southerly sea views across the Kilbrannan sound.

**Garage**

9'10" x 21'3"

Appended garage with external access.

**Garden**

The once glorious, but now neglected garden is relatively flat, with off road parking and driveway to the front, bounded by mature hedging, shrubs and stonewalls.

Appended to the bungalow is a good size garage with a side door as well as an open and over door.

The southerly aspect and conservatory are the perfect spot to enjoy the views across the Kilbrannan Sound towards the Kintyre Peninsula and beyond.

**Council Tax**

North Ayrshire Council has rated Whinstones 'D' for council tax including water and waste water paying £2154.16 in 2025/26.

**Services**

Whinstones is connected to mains electricity, water and drainage. Hot water and heating is by electric with storage and panel heaters through out. This is supplemented by the open fire within the lounge.



### A little more information

Whinstone is within a few minutes' walk of the excellent local amenities in Blackwaterfoot village including excellent shops, including a postoffice, village store, newsagent, bakery, garage and leisure facilities at the Kinloch Hotel, as well as riding at Cairnhouse, the famous 12 hole golf course with its tennis courts and of course the adjacent golden beach. The local primary school is at Shiskine approximately one mile away and the secondary school is at Lamlash to which pupils travel daily 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.

### 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///punch.calibrate.dries

### 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.

### 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)





TOTAL AREA: APPROX. 133.5 SQ. METRES (1436.4 SQ. FEET)

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		
Scotland		
EU Directive 2002/91/EC		

## DIRECTIONS

From Brodick Pier, turn right and proceed through the village taking the B880 String Road to Blackwaterfoot. On reaching the main A841 road turn right down into Blackwaterfoot, travel through the village, past the Kinloch Hotel and up the hill heading north for approximately 100 metres, take the first turning on the right into the cul de sac - Whinstones is the second property on the right.  
 What3words:///punch.calibrate.dries

## CONTACT

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