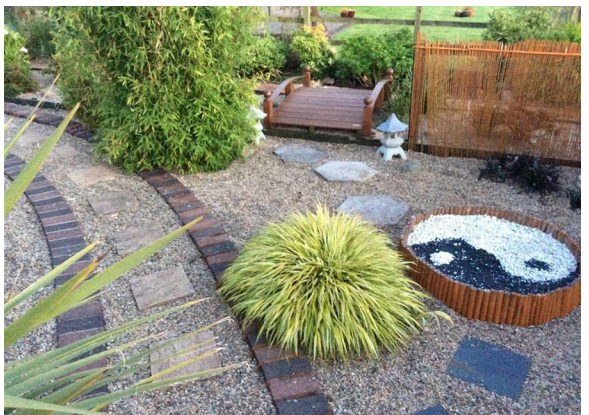
Bryncerdd,
Shiskine,
Isle Of Arran,
KA27 8EW



Arran
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3 Bed Bungalow located in Shiskine

3

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Located in the heart of the village of Shiskine on the Isle of Arran, Bryncerdd is a charming detached bungalow that offers a delightful blend of comfort and style. Built in the early 2000s, this detached three bedroom property is beautifully presented and maintained to an exceptional standard, making it an ideal home for families or those seeking a tranquil retreat.

As you approach Bryncerdd, you are greeted by welcoming front garden adorned with gravel flower beds and mature shrubs. The rear garden is a true highlight, thoughtfully landscaped with gravel walkways that meander through vibrant flower beds and a serene Japanese garden. Raised vegetable planters add a touch of practicality, creating a low-maintenance outdoor space perfect for relaxation and enjoyment.

Inside, the bungalow boasts a well-designed layout that includes an inviting entrance hall, a cosy lounge complete with a multifuel stove, and an open-plan dining room that seamlessly connects to the kitchen. The accommodation features a family bathroom, a spacious main double bedroom with an en-suite shower room and built-in wardrobes, as well as two additional double bedrooms, one of which also benefits from built-in storage. For those in need of extra space, the extensive partially floored loft offers ample storage solutions.

Entrance Hall

22'6" x 13'1" overall
A lovely spacious entrance hallway provides a warm welcome and gives access to all of the accommodation within.

Lounge

15'8" x 13'1"
Via glazed door, the lounge is to the front of the property and features a traditional multifuel stove with timber mantel. This is a really cosy room which flows through into the rear dining room.

Dining Room

9'11" x 10'3"
To the rear, this good sized dining room comfortably accommodates a large family dining table. From the patio doors, there is access to the raised timber decking - perfect for Al Fresco dining and evenings enjoying the famous sunsets across the open rural land.

Kitchen

11'6" x 10'3"
Opening directly from the lounge, this well equipped bright kitchen is fitted with plenty of floor and wall mounted storage units, with space for a free-standing cooker, fridge and washing machine. The rear door to the garden is fully glazed meaning there is no shortage of natural light in this lovely kitchen.

Bedroom 1

13'5" x 11'10" overall
The main bedroom is to the rear, enjoying the tranquil rural views, and boasts an en-suite shower room as well as built in storage.

Ensuite Shower Room

7'11" x 3'8"
Perfectly proportioned with a window to the rear.

Bedroom 2

13'5" x 11'10" overall
A good sized double bedroom with views to the front.

Bedroom 3

11'10" x 11'1" overall
The third double bedroom enjoys the front views and built in storage.

A little more information

Bryncerdd is truly walk in detached desirable modern bungalow in the heart of the friendly village of Shiskine which is approximately 1½ miles from Blackwaterfoot.

Shiskine has its own primary school with early years classes , medical centre there are also excellent shops at Blackwaterfoot which include a bakers, butchers, newsagents , hairdresser's, general stores with a post office and off licence sales. There is also garage selling fuel, provides MOTs and all maintenance for vehicles.

As well as leisure facilities at the Kinloch Hotel, the famous twelve hole golf course and outdoor bowling and tennis facilities, Blackwaterfoot is known for its beautiful beach and outstanding views across Kilbrannan Sound.

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.

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

Garden

Bryncerdd sits in a large relatively flat plot which is bound by fencing to the rear and open to the front. To the front there is off road parking for one car and gravel flower beds planted with a provision of mature shrubs. To the rear the garden has been landscaped with gravel walkways between the flower beds planted with mature shrubs and Japanese garden, with raised vegetable planters creating a low maintenance garden. There is a large timber deck off the dining room, an insulated timber summer house with power taking in the wonderful rural views as well as a further timber shed for storage and log store.
The back of the property benefits from a West facing aspect with sunrise in the mornings to the front rooms, travelling over the house providing hours of sunshine to the back garden and wonderful sunsets to enjoy from the summer house at the end of the day.

Services

Bryncerdd is connected to mains electricity, water and drainage. Central heating is by the oil fired boiler, supplying radiators throughout. and this is supplemented by the multi-fuel stove in the lounge.
The bunglaow also features photovoltaic solar panels, which hold a contract until April 2036 - these provide an abundance of hot water which is generated throughout the year, with slightly less output on very
dull winter days. The panels currently generate an income, on average of £2,000 per year, index-linked, tax free.

Bryncerdd Shiskine, Isle Of Arran, KA27 8EW

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:
What3words///shiver.boast.astounded

Bryncerdd

Approx. 105.7 sq. metres (1138.0 sq. feet)

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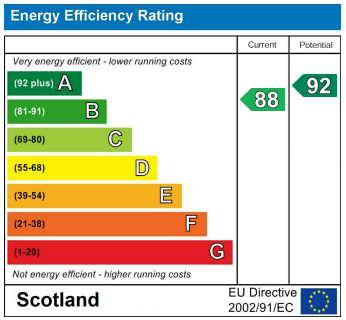
FLOOR PLAN NOT TO SCALE FOR GUIDANCE ONLY
Plan produced using PlanUp.



DIRECTIONS

From Brodick pier turn right and proceed through the village taking the B880 road towards Blackwaterfoot. After 7 miles, enter the village of Shiskine and travel to the heart of the village where Bryncerdd is the 7th detached bungalow on the right after the medical centre on the right.

CONTACT

Invercloy House Brodick
Isle of Arran
North Ayrshire
KA27 8AJ

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

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