



Bryncerdd,  
Shiskine,  
Isle Of Arran,  
KA27 8EW



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

## 3 Bed Bungalow located in Shiskine



Set in the heart of the highly desirable village of Shiskine on the stunning Isle of Arran, this exceptional three-bedroom bungalow offers the perfect blend of modern comfort, energy efficiency and idyllic island living.

Built in 2003 and meticulously maintained throughout, the property provides generous and versatile accommodation with three spacious bedrooms, two welcoming reception rooms and one bathroom, and one ensuite making it ideal for families, retirees or those seeking a peaceful island retreat.

One of the standout features of this home is its impressive energy efficiency. Equipped with solar panels generating approximately £2500 per year, as well as all of the hot water you'll need, the property offers significant savings on household running costs while supporting a more sustainable lifestyle – an increasingly valuable benefit for today's homeowners.

Energy efficiency is further enhanced with a multi-fuel burning stove.

Outside, the beautifully landscaped gardens create a private haven to relax and enjoy the island's natural beauty. Featuring an attractive Japanese garden, raised vegetable planters and thoughtfully designed low-maintenance grounds, this outdoor space is perfect for gardening enthusiasts and those who simply enjoy spending time outdoors.

The location is equally appealing. Situated within easy walking distance of the village primary school and doctor's surgery, and just a short journey to the Blackwaterfoot village amenities of local shops, hotel with swimming pool and world famous golf course, the property offers an exceptional level of convenience rarely found in such a picturesque setting. Shiskine is renowned for its friendly community spirit, spectacular sunsets and outstanding scenery, making it one of Arran's most sought-after places to live.

Offered at a price substantially below Home Report value, this is a fantastic opportunity to secure a spacious, energy-efficient home in one of Arran's most desirable villages.

### 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.

### Bathroom

10'10" x 5'10"

Bright and airy bathroom with white bath, wc and basin.

### 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.

Its central island position also provides excellent access to the many beaches, walking trails, attractions and amenities that make Arran such a special place to call home.

### 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)

### 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, a spacious, 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.





Bryncerdd Shiskine, Isle Of Arran, KA27 8EW

### Services

Bryncerdd is connected to mains electricity, water and drainage. Central heating is by the oil fired boiler, supplying radiators throughout.

The bungalow 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 solar panels presently generate over £2,500 per year. Energy efficiency is further enhanced by a multi-fuel stove.

### 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)

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

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 92        |
| (81-91) <b>B</b>                            | 88                      |           |
| (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 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](mailto:sales@arranestateagents.co.uk)  
 T: 01770 302310  
[www.arranestateagents.co.uk](http://www.arranestateagents.co.uk)

**Arran**  
 ESTATE AGENTS

ISLAND OWNED & RUN SINCE 1990