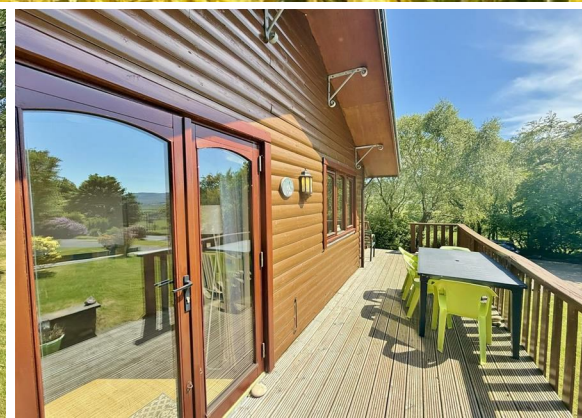




McAras View,
Torbeg,
Isle of Arran,
KA27 8HE



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

2 Bed
Chalet Bungalow -
Detached
located in Torbeg



McAras View is a beautifully presented timber lodge located in the popular Torbeg Lodge park. The lodge has an enviable position within the site, with southerly views towards Blackwaterfoot, and to the rear expansive mountain views of Beinn Nuis and the top of Goatfell.

This charming detached lodge bungalow offers a delightful retreat for those seeking tranquillity and to own on Arran.

The lodge features a welcoming bright and airy open plan living area that provides a perfect space for relaxation and entertaining. With two well-appointed bedrooms, this home is ideal for small families or couples looking for a peaceful getaway and holiday home. With an ensuite shower room and bathroom, it ensures convenience and comfort for all residents and guests.

One of the standout features of this property is the spacious south-facing timber deck, which invites you to bask in the sun while enjoying the stunning views that surround you. Whether you are sipping your morning coffee or hosting a summer barbecue, this outdoor space is perfect for making the most of the beautiful scenery within the Shiskine valley.

This lodge not only offers a comfortable living space but also a lifestyle enriched by the natural beauty of its surroundings. With wonderful views and a serene atmosphere, it is an ideal choice for those looking to escape the hustle and bustle of everyday life. Don't miss the opportunity to own this delightful property in such a sought-after location.

Entrance utility

6'0" x 8'3"

A handy entrance utility to the side. It is fitted with the oil boiler with wall and base units, a sink and plumbing/space for a washing machine. There is space for storing all your outdoor gear too.

Open plan living area

13'0" x 19'11" overall

The utility room opens into the kitchen area of the bright, airy and spacious open plan kitchen/dining and living space with French doors opening on to the private timber deck taking in the beautifully south facing views across the Shiskine Valley and beyond. The kitchen area is fitted with wall and base units, an electric oven with hob and integrated fridge. There is plenty of room for a sofa area and a large dining table.

Central hallway

3'0" x 5'4"

The hallway leads from the lounge to the rear and access the bedrooms and bathroom.

Bedroom 1

9'9" x 11'3"

A spacious double bedroom with a window to the side of the lodge with a built-in wardrobe.

Ensuite shower

3'0" x 9'9"

Off bedroom 1 the ensuite shower room is partially tiled and fitted with a white suite with an electric shower.

Bedroom 2

9'10" x 8'11"

Double / twin bedroom with a window to the rear of the lodge and a built-in wardrobe.

Bathroom

6'6" x 6'2"

A spacious family bathroom with a window to the side. It is partially tiled, fitted with a white suite with an electric shower over the P-shaped bath.

Garden

McAras View is surrounded by management-maintained shared gardens with ample parking for residents and visitors. Directly to the front of the lodge is a spacious south-facing private timber deck taking in the wonderful views across the Shiskine valley.

Services

The property is connected to mains electricity and water. Heating and hot water is by the oil-fired boiler supplying the radiators throughout.

Council tax

McAras View benefits from a 50% holiday home discount and is currently band D paying £1377.27 including water in 2025/26.

A little more information

Torbeg Lodge Development owners manage the site which is available for communal use by all lodge owners. There is an annual management charge of £2016.96. Each lodge owner is asked to enter into an agreement with the site owners (a Deed of Conditions) which will determine common obligations for maintaining the gardens, roadways, refuse collection, winter watch and site improvements. The property is not permitted for use as a permanent home; however, it can be used at any 6 months of the year.

The village of Blackwaterfoot has a varied selection of shops, including a



baker, butchers, general store with post office/ off sales, a newsagent, hairdressers and take away. Blackwaterfoot also has a long beautiful sandy beach together with the famous 12-hole Shiskine golf course & Clubhouse Grill, tennis courts and a bowling green. There are also leisure facilities, restaurant and a public bar at the Kinloch Hotel.

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///cases.loyal.trombone

Floor Plan

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

Viewings by appointment

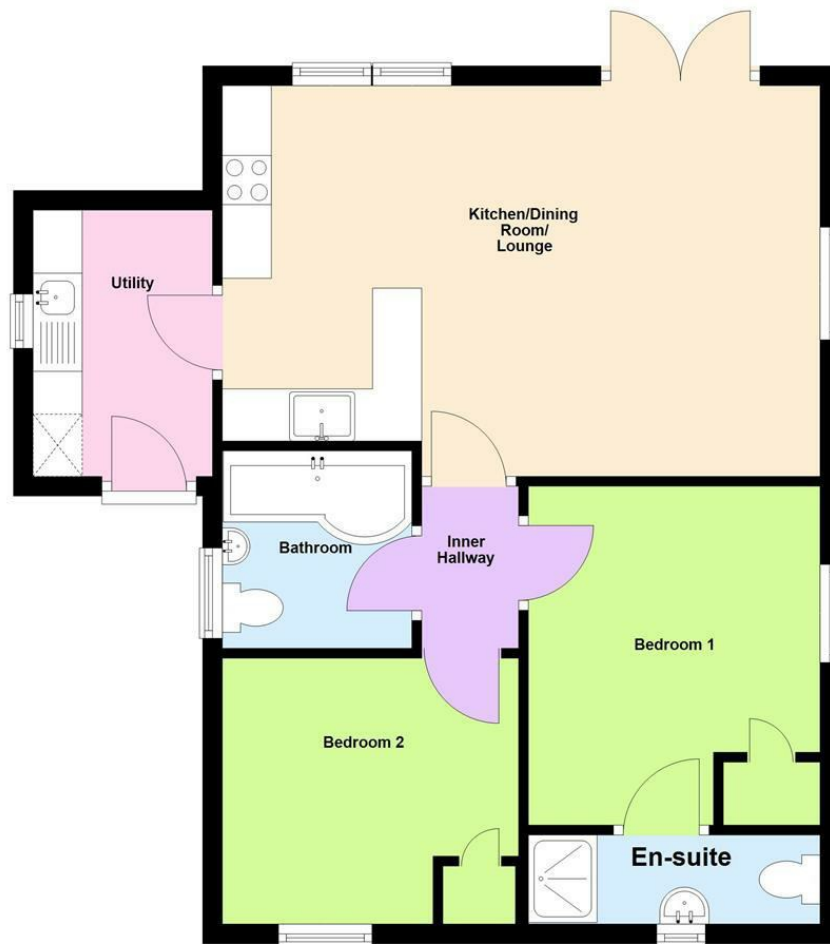
Please note that viewings are strictly by appointment. The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention 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





McAras View



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 and up the hill heading towards Torbeg. Torbeg Country Lodges are located on the left hand side immediately before Shiskine Village Hall.
What3words.com/cases.loyal.trombone

CONTACT

Invercloy House Brodick
 Isle of Arran
 North Ayrshire
 KA27 8AJ

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	