Creg-Ny-Baa,
25 Balmichael,
Shiskine,
Isle Of Arran,
KA27 8DT

Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

# 2 bedroom detached bungalow with upper conversion located in Shiskine

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++ UNDER OFFER ++

Creg-Ny-Baa is a charming and cosy detached bungalow, with an upper floor conversion which enjoys impressive rural views. The property is part of the Balmichael development, a residential area off the main B880 String Road, just outside the village of Shiskine on the west of Arran. It offers a delightful opportunity to own a charming detached home with development potential within the serene Shiskine valley on the Isle of Arran. This bungalow conversion boasts two well-proportioned bedrooms, a shower room, and w.c, making it an ideal choice for couple or small families.

As you enter the property, you are welcomed into a spacious and versatile reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise comfort and functionality, ensuring that every corner of the home is utilised effectively.

One of the standout features of this home are the breath taking rural views that stretch along the Shiskine valley. From the comfort of your own home, you can enjoy stunning vistas of the majestic mountains of Arran including the enchanting Bein Nuiss and Bein Bherrain. These views create a tranquil backdrop that enhances the overall appeal of the property, allowing you to immerse yourself in the natural beauty and wildlife of the Isle of Arran.

The surrounding area offers a wealth of outdoor activities, from hiking and cycling to exploring the local wildlife, making it a haven for nature enthusiasts. Additionally, the village of Shiskine provides a friendly community atmosphere, with local amenities within easy reach.

In summary, 25 Balmichael Estate is a delightful home that combines comfort, stunning views, and a peaceful rural lifestyle. This property is not just a house; it is a gateway to a life filled with natural beauty and outdoor adventure. Do not miss the chance to make this charming residence your new home.

## Entrance hallway / study

11'10" x 20'11" overall
The covered side entrance opens into a spacious open plan area accessing all the accommodation within and a timber stair case leading up to the first floor conversion.
A window to the front overlooks the gardens and there is space for a study area or a cosy seating area, as well as room for storing and hanging outdoor gear within the two spacious cupboards.

## Kitchen

8'6" x 8'7"
The kitchen is to the side of the house and has a door opening onto steps down to a pathway leading to the the front and rear of the property. It is fitted with wall and base units, a freestanding gas cooker, dishwasher, washing machine and space for a fridge and freezer.

## Lounge / dining room

21'1" x 11'5" overall
The spacious lounge / dining room is flooded with natural light, from the patio doors and picture window taking in the wonderful rural views along the Shiskine valley towards Bein Nuiss and Bein Bherrain.
The patio doors open out to the rear paviour patio enjoying the fabulous views. The lovely spacious room boasts an open fire, perfect for cosy nights in.

## Bedroom 1

12'3" x 8'7"
To the front of the property, the ground floor double bedroom with a window overlooking the front gardens, features a built in wardrobe.

## Shower room

6'5" x 7'8"
A good sized shower room fitted with a walk in shower and white suite.

## Upper hallway

9'8" x 17'2" overall
The timber staircase opens into a spacious upper hallway with additional storage cupboards and scope for further development.

## Toilet

4'5" x 4'1"
Off the upper hallway, a small w.c with washhand basin and toilet.

## Bedroom 2

9'8" x 12'9" overall
A second good sized double bedroom with window to the gable end taking in the wonderful views over the rear gardens and beyond across the Shiskine valley towards Goat Fell, Bein Nuiss and Bein Bherrain.

## Garden

Creg-Ny-Baa sits on a relatively flat plot within the Balmichael Estate. To the side there is off road parking on the driveway leading to a timber garden room with power. The front garden is mostly laid to lawn and planted with mature shrubs and plants. To the rear there is a paviour patio area and drying area. The gardens are mostly bounded by mature shrubs and trees and to the rear a small burn with steps down to a timber bridge access across it.

## Services

Creg-Ny-Baa is connected to mains electricity and water, drainage is to a communal septic tank. The residents of the estate are collectively responsible for any bills and maintenance. Heating and hot water is by electric with modern electric radiators throughout, supplemented by the open fire within the lounge.

## Council Tax

Crag-Ny-Baa is is banded 'C 'paying £1,628.16 on 2025/26 including water charges.

## A little more information

Located approximately 8 miles from Brodick, the main ferry terminal and shopping centre on Arran, and 3 miles from Blackwaterfoot where there is an excellent selection of local shops, leisure facilities and, of course, the famous 12-hole links golf course and tennis courts. The Machrie golf course and clubhouse are approximately 5 miles away. Shiskine with a vibrant community hall and primary School is 2 miles away and the High School is at Lamlash to which pupils are conveyed 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///royally.necklace.relegate

## 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.

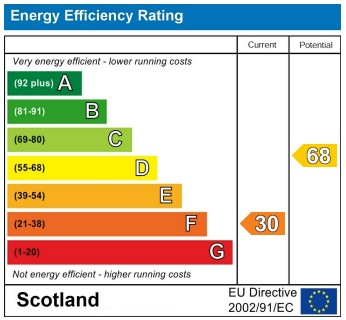
## Cal Mac travel details

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

## CREG-NY-BAA, 25 BALMICHAEL ESTATE FIRST FLOOR

## CREG-NY-BAA, 25 BALMICHAEL ESTATE GROUND FLOOR

TOTAL AREA: APPROX. 98.2 SQ. METRES (1056.7 SQ. FEET)




### DIRECTIONS

From Brodick pier turn right and proceed through the village taking the B880 String Road to Blackwaterfoot. After approximately 7 miles turn right into the Balmichael development and Creg-Ny-Baa is the third house on the right (no. 25).
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