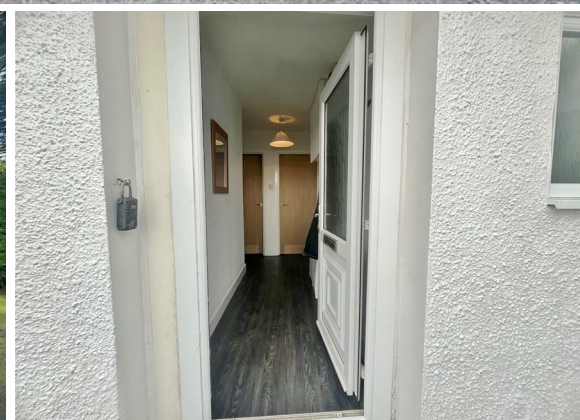


Sannaig, Sannox,
Sannox,
Isle of Arran,
KA27 8JD



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

2 Bed Cottage - Semi Detached located in Sannox



Nestled in the picturesque village of Sannox, Sannaig is a charming retreat that offers the perfect blend of comfort, tranquillity, and breath taking scenery. Whether you're searching for a welcoming first home, a peaceful bolthole to escape to, or an attractive holiday let, Sannaig is a wonderful choice.

From the front of the property, you can enjoy stunning views across the Firth of Clyde and beyond, with ever-changing skies and seascapes creating a spectacular backdrop throughout the year. To the rear, an equally impressive panorama unfolds, with dramatic mountain ranges rising above the landscape, including the iconic Sleeping Warrior, one of Arran's most recognisable and cherished landmarks.

Just a short stroll away lies a beautiful sandy beach, perfect for peaceful walks, paddling, or simply soaking up the tranquillity of Arran's spectacular coastline.

With sea views to the front, magnificent mountains to the rear, and an idyllic setting in one of Arran's most sought-after villages, Sannaig offers a rare opportunity to enjoy the very best of island living. Whether as a permanent home, a relaxing holiday retreat, or a successful holiday let, it is a place to unwind, reconnect with nature, and create lasting memories.

Entrance Hall

11'10" x 6'6" overall

Main entrance into this delightful home with space for hanging coats and storing shoes.

Shower room

11'10" x 5'5"

The recently installed shower room has been thoughtfully designed to create a contemporary and stylish space. It features a generous walk-in shower, a modern vanity unit with inset wash hand basin, and a low-level WC. Elegant marble-effect wet wall panelling is complemented by attractive grey flooring, creating a sleek, low-maintenance finish. Combining quality fittings with modern design, this beautifully appointed shower room offers both comfort and practicality for everyday living.

Bedroom 1

8'11" x 13'1"

This well-proportioned double bedroom, with pleasant views to the rear of the property. Generously sized, it easily accommodates a double bed while still providing ample room for wardrobes, bedside tables, and a dresser, making it both practical and versatile. A bright and peaceful room, it provides the perfect setting for rest and relaxation.

Bedroom 2

8'11" x 8'3"

The rear bedroom is a bright and versatile room. Currently arranged as a single bedroom, it would also make an ideal bunk room for children or guests, a comfortable home office, or a hobby room. A practical and flexible space, it adapts easily to suit a variety of needs.

Dining room

11'10" x 11'3"

The spacious dining room is a wonderful place to gather with family and friends, offering ample room for a large dining table and additional furniture if desired. Enjoying beautiful sea views to the front across the Firth of Clyde and beyond, it provides an ever-changing coastal backdrop, making every meal a pleasure.

Lounge

13'2" x 13'1"

The impressive lounge is a light-filled and welcoming living space, enhanced by a cathedral ceiling that creates a wonderful sense of height and openness. Large windows frame stunning views across the Firth of Clyde and beyond, allowing the ever-changing coastal scenery to be enjoyed throughout the day. Whether relaxing with a book, entertaining guests, or simply admiring the views.

Kitchen

7'7" x 13'1"

The beautifully refurbished kitchen has been thoughtfully designed to combine style with everyday practicality. Featuring an attractive range of French Navy wall and base units complemented by marble-effect worktops, it offers a contemporary and elegant finish. A new integrated ceramic hob enhances the modern feel, while there is plumbing for a washing machine and dedicated space for an upright fridge/freezer. Well-planned and functional, this inviting kitchen provides everything needed for modern living in a bright and attractive setting.

A little more information

Sannaig is located in the village of Sannox close to both the beautiful sandy beach and the village quay in the heart of Sannox and has always been a popular holiday village. Today most people arrive by car via the ferry into Brodick or Lochranza, both of which are approximately 7 miles away.

Many of the pleasures remain the same, walking along the shores or into the mountains, fishing, bird watching and entering into the strong community spirit within the village. Of course, on Arran, the sea is an adventure playground - from sailing to kayaking to open water swimming - and Sannox, with its accessible sandy beach is a watersports enthusiasts' play area.

Corrie & Sannox Golf Club and Tea Room are nearby and it is approximately seven miles from Brodick, the main shopping centre for the island. The nearest primary school is at Corrie, just a mile or so along the road; the secondary school being at Lamlash to which pupils travel daily. Other services nearby in Corrie include the community Corrie and Sannox village hall with its vibrant social and community events, popular Corrie hotel, and delicatessen shop.

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

Council Tax

The property is rated band C for 2025 / 2026 paying £1498.52 plus £268.40 for water.

Floor Plan

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

Garden

The rear garden provides a peaceful outdoor space, perfect for enjoying the fresh



island air. A small patio area offers an ideal spot for al fresco dining, a morning coffee, or simply relaxing while taking in the surrounding scenery. Beyond the garden, there is direct access to the hills, making it an excellent base for walkers and nature lovers eager to explore Arran's spectacular landscape. To the front of the property, a private driveway provides convenient off-road parking for two vehicles, adding to the home's practicality and appeal.

Services

Sannaig has been enhanced with a range of energy-efficient improvements designed to provide comfort while helping to reduce running costs. The property benefits from cavity wall and loft insulation, together with modern high heat-retention electric radiators that provide efficient, controllable heating. Hot water is supplied by an electric system, while electricity is supplemented by solar panels, contributing to improved energy efficiency and lower energy consumption. These thoughtful upgrades make Sannaig a comfortable home to enjoy throughout the seasons.

The property is connected to mains electricity, mains water and drainage is to a septic tank shared with the adjacent hotel.

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///

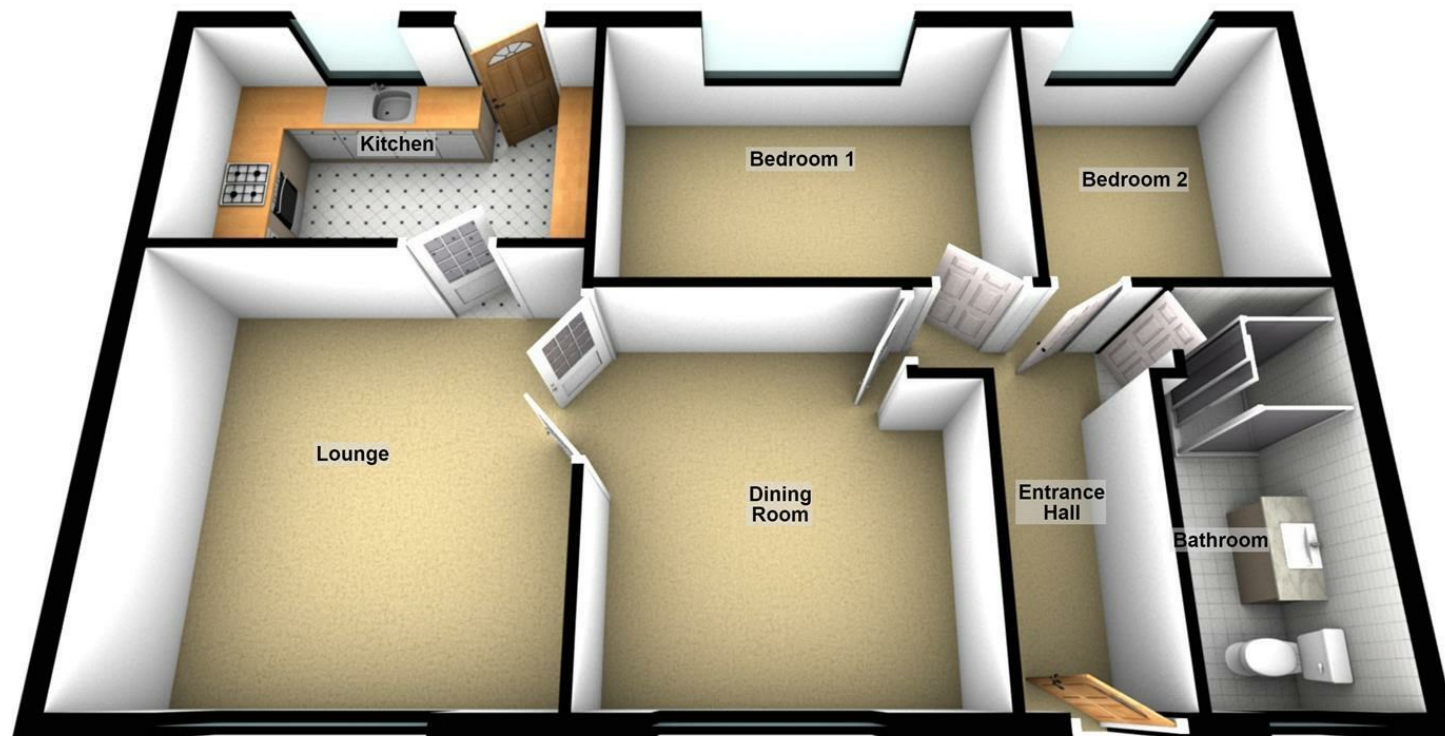
Every 3 metre square of the world has been given a unique combination of three words.

Used for navigation, here are the words for this property:

What3words:///digestion.sprawls.inviting



Sannaig



DIRECTIONS

From Brodick Pier turn right and proceed through the village taking the coastal road north through Corrie to Sannox. Sannaig is located in the middle of the village to the rear of the car park of the former Sannox Bay Hotel.

CONTACT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
EU Directive 2002/91/EC		

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