



1 The Apostles,
The Row,
Catacol,
Isle Of Arran,
KA27 8HN



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

3 Bed Cottage - Terraced located in Catacol

UNDER OFFER

Nestled in the picturesque westerly village of Catacol on the Isle of Arran, 1 The Apostles, is a charming end terrace cottage offering a delightful blend of historical significance and modern comfort. With three well-appointed bedrooms and two bathrooms, the property provides surprisingly generous accommodation that is both cosy and inviting.

As you step inside, you will be greeted by a warm and welcoming atmosphere, perfect for relaxing taking in the stunning surroundings. The lounge and extensive dining kitchen are lovely spaces for entertaining guests or enjoying quiet evenings in. The cottage is thoughtfully presented, cosy and retaining many of the original features ensuring that every corner reflects a sense of care and attention to detail.

One of the standout features of this property is the breath taking panoramic sea views and sunsets that can be enjoyed from various vantage points. Imagine sipping your morning coffee while gazing out at the tranquil waters, or unwinding in the evening with the sun setting over the horizon. This iconic historical property not only offers a home but also a lifestyle enriched by the natural beauty of the Isle of Arran.

Whether you are seeking a permanent residence or a holiday retreat, this cottage is a rare find that combines character, comfort, and stunning scenery. Do not miss the opportunity to make this enchanting property your own.

Entrance Sun porch

7'4" x 6'2"

A sunny side spacious entrance sun porch with tiled floor opens through to the central hallway.

There is space for a seating area, as well as storing outdoor gear and hanging coats.

Hallway

15'4" x 6'3" overall

Lounge

14'7" x 13'6" overall

The spacious lounge is to the front of the cottage, with dual aspect windows taking in the magnificent views over the gardens and across the Kilbrannan sound to the Mull of Kintyre.

The lounge also has the focal point of a woodburning stove to enjoy cosy nights in beside.

Kitchen/ dining room

18'6" x 13'6" overall

A spacious kitchen and dining room, is bright and sunny with it's southerly aspect over looking the gardens. There is plenty of space for a large dining table and even a seating area. The kitchen area is fitted with wall and base units, with space for a washing machine, tumble dryer and free standing fridge/ freezer. A door to the rear leads out to the gardens.

Bathroom

8'1" x 6'7"

The family bathroom on the ground floor is fitted with a traditional white suite and shower over the bath.

Bedroom 1

13'4" x 15'8" overall

To the front of the cottage, a large double bedroom with both roof window and dormer window to the front taking in the wonderful views.

Ensuite Shower room

5'4" x 7'1"

Ensuite shower room to bedroom 1 has been designed to fit within the camcile ceilings. It is partially tiled and fitted with a white suite.

Bedroom 2

11'8" x 7'8"

A good size twin room with views across the side of the cottage.

Bedroom 3

15'2" x 10'3" overall

Double bedroom to the rear of the cottage with dual aspect windows to the side and rear.

Garden

The relatively flat garden enjoys a westerly aspect overlooking the Kilbrannan sound. Securely bounded to the front by a traditional stone dyke to the front and hedging with fencing to the side and rear. The gravel pathway leads to the side and rear of the cottage, and a lawn area with flower beds to the front with patio.

To the side and rear of the cottage within the grounds there is a large timber shed.

Services

No. 1 is connected to mains electricity and drainage. Hot water and heating is by electric with storage and panel heaters throughout. This is supplemented by the log burning stove in the lounge.

Drainage is to a shared SEPA registered septic tank and maintained by Scottish Water/ North Ayrshire Council.

Council Tax

The property is rated "C" band paying £1914.80 including water and waste water in 2025/26.

Short term let holiday license

1 The Apostles comes with a short-term let license, presenting a unique opportunity for those considering rental options. Although not being sold as a business, the property could be offered as a turnkey solution, with all fixtures, fittings, furniture, and equipment available by separate negotiation.

The STL License is issued by North Ayrshire Council and if the new buyer wishes to continue operating the cottage as a STL, our seller (Host) will apply for a Variation of the licence, inviting North Ayrshire Council to substitute the new buyer as the Host.

A little more information

1 The Apostles is a deceptively spacious, end terrace, stone built cottage, forming part of the historically famous Twelve Apostles set in the heart of the pretty west coast village of Catacol. The Apostles enjoy an uninterrupted westerly aspect with spectacular sunsets over the Kintyre Peninsular. The entire row was upgraded in 1992. At that time all the row were refurbished including re-slating the roofs, dry lined, rewiring and replumbing internally.

The Twelve Apostles terrace is one of the Arran's most iconic landmarks, which are "B" listed by Historic Scotland. Further information on this can be accessed on the Historic Environment Scotland website.





www.historic-scotland.gov.uk/index/heritage.htm.

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///shield.mostly.cyber

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.

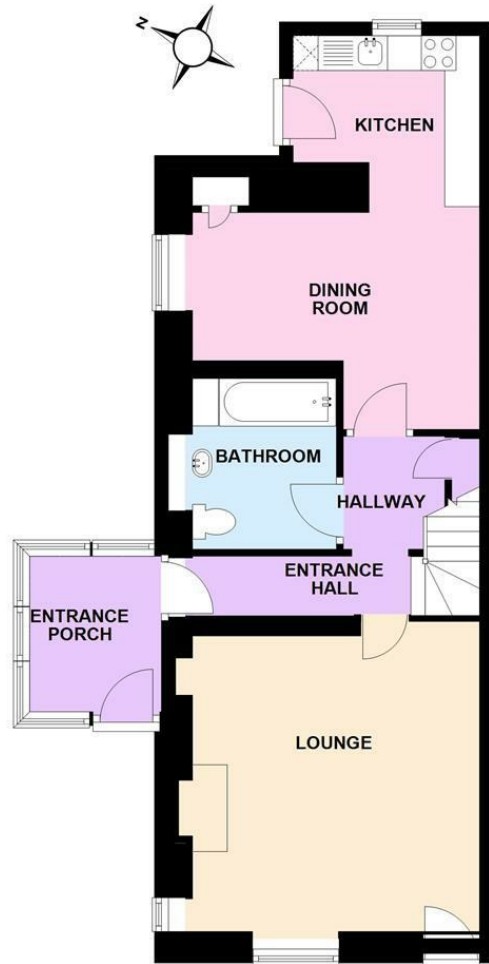
The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be 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



1 THE APOSTLES GROUND FLOOR



1 THE APOSTLES FIRST FLOOR



TOTAL AREA: APPROX. 99.8 SQ. METRES (1074.7 SQ. FEET)

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

DIRECTIONS

From Brodick pier turn right and proceed north via the coastal road passing through Corrie and Sannox, over to Lochranza and thereafter round to Catacol. On entering Catacol, the Twelve Apostles buildings are on the left hand side.
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