



HOUSE PLOT 1, BY THE OLD COASTGUARD HOUSE, KILDONAN, KA27 8SD

Features

- Breath-taking sea and coastal views
- Unique and desirable site
- Planning permission to build one property
- Building guidance is available from the vendor

Situated in one of Arran's most picturesque villages, boasting a dramatic coastline and taking in extraordinary views, this plot extends to approximately 3300m² / 0.815 acres. The site has planning approval for a detached three / four bedroom villa, details of which can be found on the North Ayrshire Council planning portal with the reference 22/00453/PP.

Kildonan is a small but thriving village, the local hall being a community run organisation which hosts various events throughout the year. The reputable Kildonan Hotel, with public bar, is open all year and the area enjoys some fabulous coastal walks. The nearest primary school is in Whiting Bay, just 4 miles to the north, which children are ferried to daily by bus. The island's high school is in Lamlash.

Arran is a wonderful place to call home. With clean air, clear water and some of Scotland's most incredible scenery, you can share your island with eagles, otters, red squirrel and deer. The island communities are small enough to become involved, yet big enough to keep you interested and growing. We can't recommend it enough!

OTHER INFORMATION

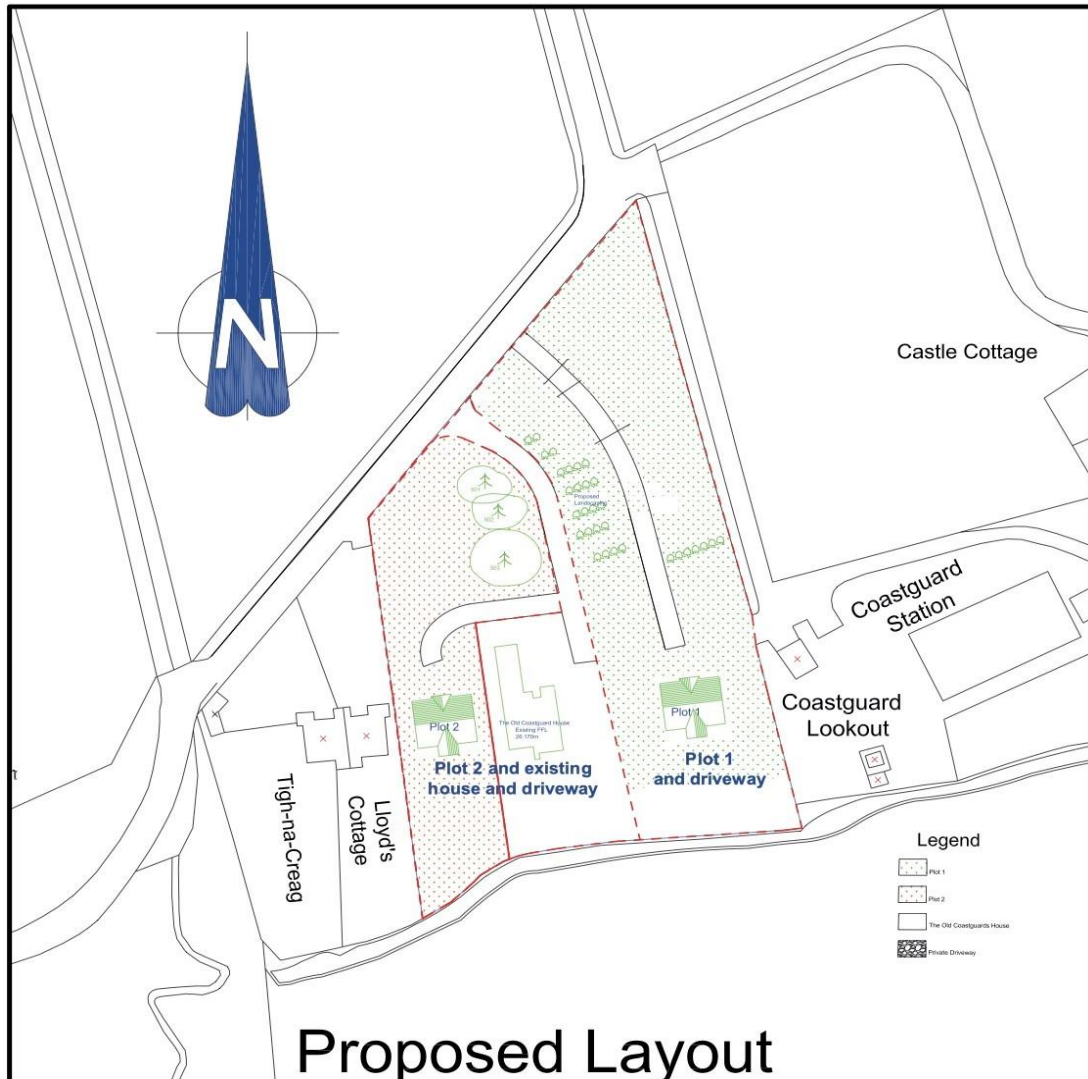
Kildonan is a village on the south coast of the Isle of Arran in the Firth of Clyde. The village is within the parish of Kilmory and derives from Saint Donan who is reputedly buried in the village. Early life in the village revolved around Kildonan Castle, ruined remains of which are still in existence.

The adjacent Old Coastguard House was built in 1885 by Lloyds Insurance Company along with several neighbouring properties enjoying this cliff top aspect across the infamous waters surrounding Pladda and the Firth of Clyde towards Ailsa Craig and beyond. The views are arguably some of the most impressive on Arran.

DIRECTIONS

From Brodick Pier turn left and proceed south travelling through Lamlash, Whiting Bay and Dippen. Turn left down the coast road to Kildonan where the Old Coastguard House is located on the outskirts of the village by the tall pine trees. Please park a further 50 metres along, in the public car park area.

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 460361; www.calmac.co.uk



Arran
ESTATE AGENTS



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The vendor or his 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.