

Oakdene, 16
Kinloch Court &
Ardura Cabin,
Blackwaterfoot,
Isle Of Arran,
KA27 8EF







Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

Five-bedroom modern detached villa with 1 bedroom 'holiday let', garden cabin and outdoor hot tub









A UNIQUE ARRAN PROPERTY WITH EXCEPTIONAL FLEXIBILITY AND INCOME POTENTIAL.

Welcome to Oakdene, 16 Kinloch Court, an immaculate five-bedroom detached home located in the desirable village of Blackwaterfoot on the picturesque Isle of Arran.

This property, built in 2019, is beautifully presented and meticulously maintained, making it an ideal choice for families or those seeking a tranquil retreat. In addition to the main residence, the property includes 'Ardura Cabin', a thriving holiday rental business (Airbnb) that presents an excellent opportunity for additional income, if desired. This versatile space can alternatively be used exclusively for a guest cottage or additional family accommodation.

The outdoor area is equally impressive, featuring a charming garden cabin, ideal for an office, garden room, creative pursuits, leisure activities or additional accommodation. To further enhance your outdoor experience, a luxurious hot tub awaits, providing the perfect spot to unwind after a long day.

One of the standout features of this home is its high specification finishes throughout, which enhance both comfort and style. Each room has been thoughtfully designed to create a warm and inviting atmosphere, perfect for modern living. The spacious layout offers ample room for relaxation and entertaining, ensuring that every corner of the home is both functional and aesthetically pleasing.

Oakdene is not just a home; it is a lifestyle choice in a community that offers the best of island living. With its stunning surroundings and proximity to local amenities and beaches, this property is a rare find. Do not miss the chance to make this exceptional home your own.

OAKDENE, 16 KINLOCH COURT

Entrance Vestibule
7'10" x 5'3"
A welcoming vestibule with floor to ceiling window, two choices of access into this delightful home.

Entrance Hall
16'3" x 13'4"
A spacious hall which leads to various rooms with a large under-stair cupboard and a sweeping oak staircase.

Utility Room
11'8" x 4'3"
This useful space has plumbing for a washing machine, pulley for drying, cloakroom/storage and it also houses the hot water tank, and plant works for the air source heat pump/electrics.

Kitchen / Dining / Family Room
11'5" x 28'6" overall
At the heart of this home, this superb room makes cooking, hosting, and dining a dream! Large enough for a party and cleverly designed, this is a superb family dining/kitchen with French patio doors to garden.
The kitchen includes some excellent features: QUOOKER hot water tap (filtered water and instant boiling water, no need for a kettle) NEFF Induction hob, 2 “hide and slide” NEFF ovens, Microwave (in cupboard above oven), 2 integrated fridges (60/40 fridge/freezer, other full fridge (BOSCH)) Integrated BOSCH dishwasher and integrated tumble drier (LAMONA plumbed to outside) Kitchen shelves x 2 with LED backlights, TV swivel bracket and aerial point. USB +USB-C sockets are throughout the house.

Bar
8'7" x 6'6"
This room has been installed with 2 AEG wine coolers, ample storage and a sink for washing your cocktail glasses!

Lounge
11'11" x 21'11"
Another charming room with a Mendip Churchill 5 woodburning stove (multi fuel) with sliding patio doors, to access the garden. TV/aerial/broadband, SKY TV.

Sitting Room
11'3" x 11'8"
A peaceful room with Charnwood woodburning stove (multi fuel), the perfect space for reading your favourite book or simply relaxing. TV/ariel/broadband, SKY TV.

Shower Room
5'6" x 9'10"
A contemporary shower room (Porcelanosa) with double walk-in shower, complementary toilet and vanity unit. LED lighting under vanity unit and wall cubicle.

Bedroom One
11'7" x 13'6"
A good-sized bedroom located on the ground floor, with 2 windows to the side. Currently hosts a superking bed. Aerial point for tv.

First Floor - Upper Hall
13'4" x 16'3" overall

Master suite
16'10" x 18'2" overall
A truly stunning master suite with dual aspect windows and built-in wardrobes. Aerial point for tv. Currently hosts a superking bed.

Master En-suite Shower Room
7'4" x 9'0" overall
A stylish modern walk-in shower with toilet and vanity unit.

Bedroom Two
13'4" x 11'11" overall
Overlooking the side gardens, another generously sized and bright bedroom. Currently hosts a king bed.

Bedroom Two En-suite Bathroom
6'2" x11'8" overall
A stunning contemporary bathroom with slipper bath, vanity and separate walk-in shower.

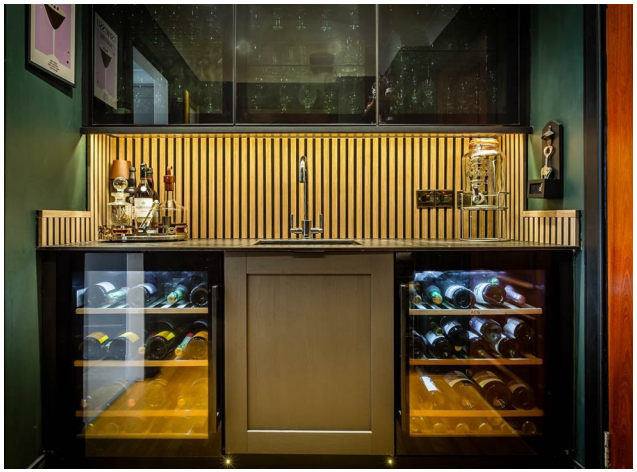
Bedroom Three
11'5" x 6'5" overall
A cosy single bedroom with large Velux roof window providing natural light. Currently hosts a double bed. Aerial point for tv.

Bedroom Four
15'9" x 10'11" overall
Overlooking the rear garden with a sea view through two windows, again this is a good-sized bedroom. Currently hosts a superking bed. Excellent storage with built in wardrobes. Aerial point for tv.

Hall Cupboard
4'7" x5'6"
A versatile cupboard, ideal for laundry and additional household storage.

Shower Room
6'9" x 8'4"
A good-sized family shower room with frosted glass window for light and ventilation.







Lofts
Main loft is floored and insulated, accessed from upper hall via a Ramsay ladder, and has electricity and lighting. This loft is very spacious, ideal for storage. Smaller loft above bedroom 2.

Ardura Cabin
10x20 overall
Ardura offers luxury accommodation for 2 and has everything for a truly relaxing stay. A small private garden with outside furniture and storage (the “lean to shelter” is ideal for storing bikes, golf clubs and outside gear) It has a dedicated car parking space with an electric vehicle charger available. Ardura provides a luxury king size bed, Wi-Fi, Sky TV (inc Sports and Netflix), Nespresso coffee machine, milk frother, hob, dishwasher, fridge/freezer, oven, microwave, toaster and an electric shower.
Can be a private residential addition to Oakdene or can be run as a holiday let business., currently through airbnb. The property can be offered as a turnkey solution, with all fixtures, fittings, furniture, and equipment. * The STL License is issued by North Ayrshire Council and if the new buyer wishes to continue operating the cottage as a STL, this can be arranged.

Garden Cabin
9'2" x 13'11"
Currently used as a bedroom with king size bed, however, could be a garden room, gym, office or a changing room for the hot tub. It is built to a high specification and beautifully presented, fully insulated and double glazed, as is Ardura Cabin. Both Cabins have been constructed to building standards by a reputable local builder.

Outdoor Hot Tub
South Seas Hot tub 735L (TLC Spa’s OBAN) purchased June 23. Comfortably seats 6-8 people and is efficient to run/operate.

Garden and Patios
Oakdene enjoys substantial and beautifully maintained grounds, expanding to approximately 1/3 acre. There are front, rear and side gardens, with variety of mature trees and shrubs - an absolute delight. At the back of the property is a generous enclosed private patio which benefits from the sun all afternoon and into the evening. There is also a smaller patio, by the hot tub, that enjoys glorious morning sun. A coal bunker and two log stores are also included in the sale. Outdoor drying facilities and storage boxes.

Services
The property is connected to mains, water and drainage. Hot water and heating are by air source heat pump supplying underfloor heating throughout most of the ground floor of the property, radiators upstairs. Individual room temperature control panels are found in the kitchen, front lounge and downstairs bedroom. For additional heat, if required, there are multi fuel stoves in the lounge and the sitting room, an electric wall heater, temp controlled in the lounge also.

External EV charge point (7kw)
Located at the side of the house, with cable attached.

Parking
Private parking for house and Ardura Cabin. 2 visitors’ spaces also available with the development and on street parking.

Council Tax
The property is rated F band



Oakdene 16 Kinloch Court & Ardura Cabin, Blackwaterfoot, Isle Of Arran, KA27 8EF

A little more information

Oakdene is located in the beautiful seaside village of Blackwaterfoot.

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

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///imparting.worthy.beard





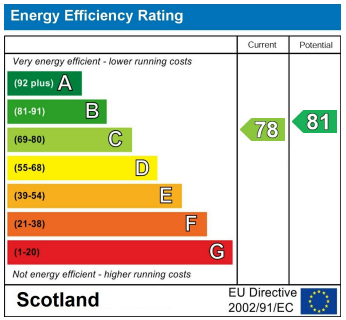




OAKDENE 16 KINLOCH COURT

FIRST FLOOR

TOTAL AREA: APPROX. 278.7 SQ. METRES (3000.2 SQ. FEET)



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. As you enter the village you will pass the fire station, garage, post office and after the Kinloch Hotel take the next turning on the left running beside the village car park and the bus terminal. After 200 yards take the next turning on the left into Kinloch Court, keep to the right following the road till you reach number 16, Oakdene

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