



KILDONAN BISTRO & BAR

KILDONAN • ISLE OF ARRAN • KA27 SSE

Smith &
C
lough
BUSINESS ASSOCIATES

INSIDE ADDRESS

- Delightful restaurant & bar opportunity
- Outstanding seafront location - views over firth of Clyde & Pladda island
- Open plan lounge bar, games area and restaurant
- Extensive outside beach side seating and private decking area
- Currently trades from April-October
- Located on one of Scotland's most popular islands
- Under same ownership for 22 years
- Stunning 2 bed apartment for sale at separate negotiation
- Ideal opportunity for a family/ chef operator



Freehold

Offers Around £195,000

SITUATION

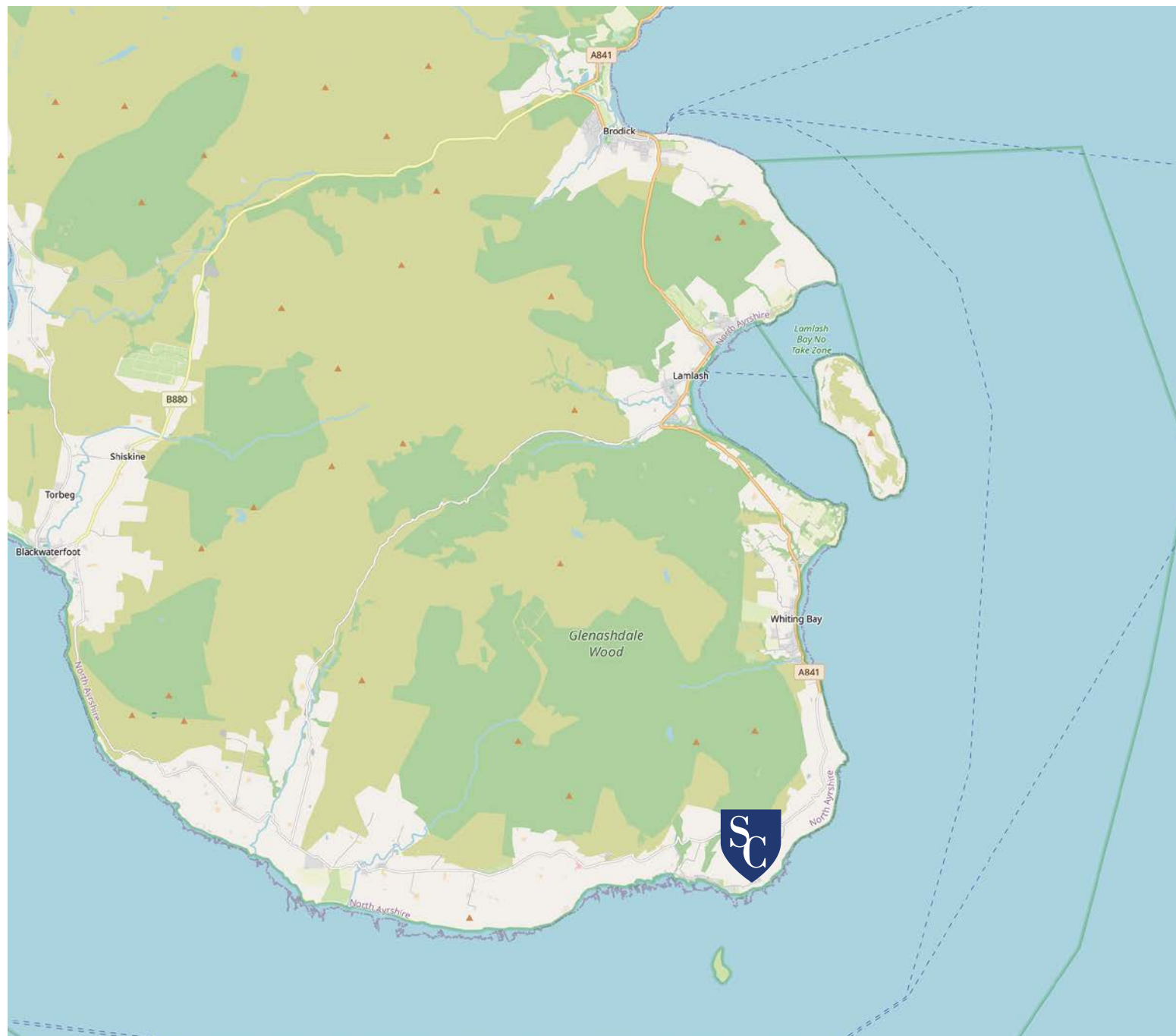
The property is situated at the picturesque unspoiled south end of the Isle of Arran within the settlement of Kildonan, which is approximately 20 mins drive from the ferry terminal at Bradick and is also serviced by a regular bus service giving access to the rest of the island. With its enviable beach front location overlooking the Firth of Clyde the surrounding area offers an abundance of wildlife and scenic settings, with seals basking on the rocks to the front, otters feeding and gannets diving, all add to the splendid panoramic views.

Pladda Island sits directly across the sound with its recognisable lighthouse.

The Isle of Arran itself, is approximately 60 miles round and is sometimes referred to as Scotland in miniature, as it is divided into highland and lowland areas. It is easily accessed by ferry, with regular crossings by Caledonian MacBrayne from Ardrossan, and is therefore extremely popular with both tourists and day trippers. Offering some of the most spectacular scenery and wildlife in Scotland Arran is home to Scotland's Big 5, Golden Eagle, Red Deer, Seals, Otters and Red Squirrels. The island is popular with outdoor enthusiasts who can enjoy pursuits such as walking/hiking (Goat Fell, highest peak on Arran, Kings Cave Walk, a site of archaeological interest, Machrie Moor and the Arran Coastal Way, a 56 mile walk round the island), cycling and fishing. It is also a golfer's paradise with no fewer than seven golf courses on the Island. Other tourist attractions include Bradick Castle.

Arran is without doubt one of the most popular and easily accessible of the Scottish island with regular daily ferry crossings from Ardrossan, on the Ayrshire coast to Brodick taking approximately 55 mins.

Glasgow to Ardrossan is c. 50 mins drive and c.45 mins by train



THE PROPERTY

The property was purchased by the current owners c.22 years ago and during this time it has been developed and extended to its present form, having traded for many years as the Kildonan Hotel.

Over recent years the accommodation side of the property has been developed from hotel accommodation into a selection of bespoke 1 and 2 bed luxury managed apartments under the name of "Harbour Havens" and as such are separate from the restaurant and bar.

The Bistro and bar area sit within a bespoke extension that was added in 2014 which offers the most spectacular views with ample space, within landscaped grounds, for al fresco dining during the summer months.

INTERNAL DETAILS

LOUNGE BAR/ GAMES AREA & RESTAURANT

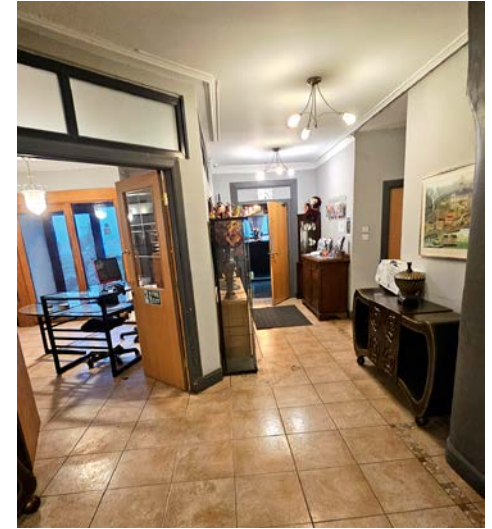
This bright and welcoming space is laid out on an open plan basis and presented well throughout, with a large, well stocked bar to one side, pool table and dart board available. The dining area leads to the left from the main lounge bar/games area to the left and is set up in a more formal basis, although food is available throughout.

Meals are served between 12 and 3pm then 6pm to 9pm, Wednesday to Monday.

Access is gained from either the side via a small reception or to the front.

Large floor to ceiling windows run along the entire frontage giving panoramic views over the external landscaped seating areas, towards the beach and command views of Pladda Island and onwards to Ailsa Craig. This is a popular venue for both local residents and tourists.

A fully equipped commercial Kitchen and servery is directly accessed from the dining room. Modern public toilets, including disabled facility, are located in the reception area.



BUSINESS

As the owners prepare for retirement, the business is run very much to suit our clients' requirements, opening from Wednesday to Sunday. Both the owners are involved in the day-to-day operations with the assistance of several other staff members.

Trading from April to October, the business has a good reputation for its food, location and atmosphere. Prior to Covid closing, many weddings were booked during the summer.

Arran is very busy with tourists and the local campsite next to the hotel ensures a steady stream of guests on your doorstep during the main summer months, along with the owners of the "Harbour Haven" apartments that visit/stay on a regular basis.

Trading hours are: Wednesday-Sunday, 11am to 9pm (food is served between 12 - 3pm and 6pm-9pm.)

In terms of entertainment, there is a regular pool tournament on a Saturday afternoon and live music/open mic sessions on a Sunday, which could be enhanced further should a new owner wish to do so.

Kildonan Restaurant & Bar offers an excellent opportunity for a new owner/chef operator to enhance what is already a respected business, within a location/setting that is second to none.

EXTERNAL

The grounds have been landscaped over the years and offer varying seating arrangements within fixed stone dyke style surrounds, private decking area and pleasing gardens which include ornate standing stone sculptures.



APARTMENT

For sale at separate negotiation is a delightful ground floor apartment, which is part of the redevelopment of the main hotel building now known as "Harbour Haven".

Comprising of open plan living, dining/kitchen, with outside covered patio area, 2 bedrooms and bathroom.

The guide price on this apartment is c. £190,000 in line with other apartments sold in the development. This makes an ideal living arrangement for the owner or management team.

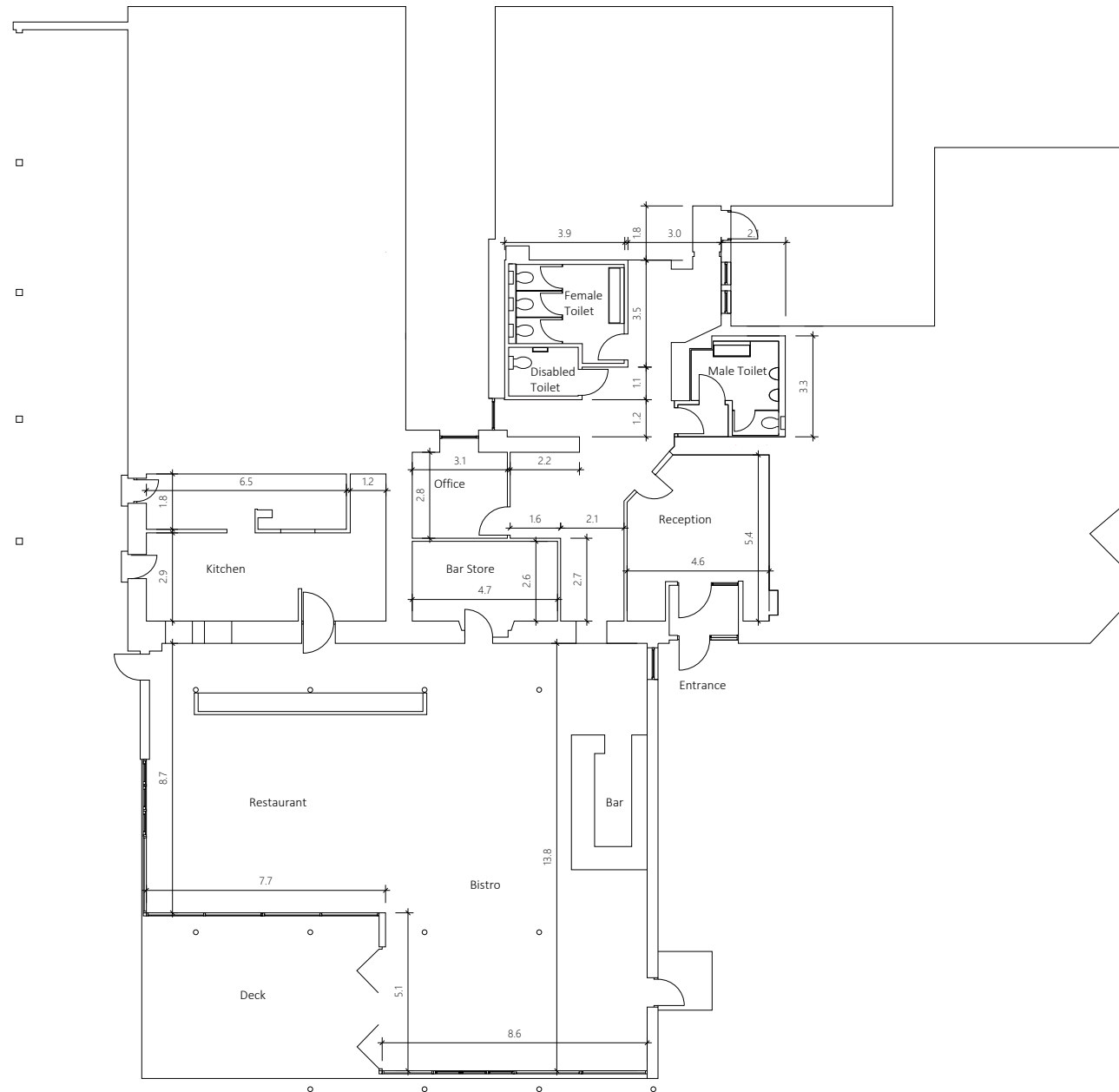
Further details can be provided to interested parties.

EPC

A copy of the Energy Performance Certificate is available upon request. Rating pending.

AML

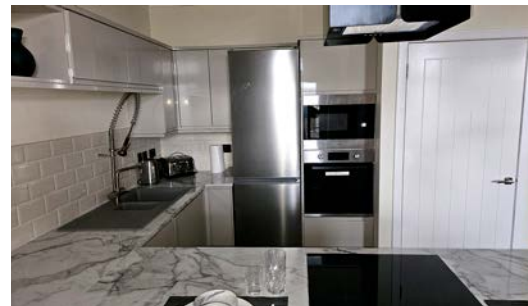
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.



Ground Floor Plan

APARTMENT INTERNAL PHOTOS

APARTMENT LOUNGE AREA





VIEWING & FURTHER INFORMATION

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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any change we will inform all enquirers at the earliest opportunity.

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