

Arran Estate Agents



Woodlea, Whiting Bay

Woodlea, Whiting Bay, Isle of Arran

Recently completed detached villa in quiet elevated location a short distance from the centre of Whiting Bay. Accommodation comprises sun lounge/entrance porch, large dining kitchen, lounge, hallway, 2 ground floor bedrooms one with en-suite shower room, bathroom and on the upper floor a further 2 bedrooms and top hall with large services cupboard. Lawned garden with drying green, generous outbuildings and gravel parking area. Beautifully presented family home in attractive rural location.

Directions: From Brodick pier turn left and proceed through Lamlash to Whiting Bay. Travel through the village and turn right up Golf Course Road immediately passed the bowling green and proceed for approximately ¼ mile to the first cross roads where you turn left and travel down the track where Woodlea is the third property.

ACCOMMODATION:

SUN LOUNGE: 3.77m x 2.04m [12'4" x 6'8"]

The main entrance to the property is to the sun lounge with charcoal coloured ceramic tiled floor and windows to two sides. Doorways through to the kitchen and lounge.

KITCHEN: 5.43m x 3.68m [17'10" x 12'1"]

Beautifully finished family kitchen with space for dining and fitted with hardwood fronted base units and beech worktops with double bowl stainless steel sink. The flooring is finished with Karndean wood effect flooring and the deep red Aga cooker is set into a feature recess. There are windows to the rear and to the gable as well as in to the sun lounge at the front. Appliances include the electric cooker and dishwasher.

LOUNGE: 4.21m x 5.95m [13'10" x 19'6"] overall

Leading from the sun lounge, the lounge has double doors to the front and a free standing multi-fuel stove on charcoal ceramic tiled floor. The lounge is open plan with the spacious entrance hallway with stairway to the upper accommodation. Sitting area with window to the rear.

BATHROOM: 2.26m x 2.08m [7'5" x 6'10"]

Also located to the rear the bathroom has ceramic tiled floor and walls and is fitted with 3 piece suite including shower over the double ended bath with a pedestal wash basin and close coupled WC, heated towel rail and extract fan.

BEDROOM 1: 3.20m x 3.60m [10'6" x 11'10"]

Attractive bedroom with windows to the rear and side. En-suite shower room with WC, wash hand basin and wide shower. Tiled walls.

BEDROOM 2: 3.21m x 2.34m [10'6" x 7'8"]

Single or twin bedded room with window to the front.

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From the entrance hallway the winding staircase leads to the top hall with deep cupboard.

BEDROOM 3: 4.40m x 4.78m [14'5" x 15'8"] overall

Spacious double with gable window and 3 roof windows to the front.

BEDROOM 4:

3.05m x 4.78m [10'0" x 15'8"]

Further double room with two roof windows to the front.

GARDEN:

Woodlea has a generous parking area to the front finished in gravel with inset slabbing. There is a large timber workshop and a good sized shed and to the side of the property is an enclosed drying green. The garden has an open aspect to the rear across adjacent fields.

SERVICES:

The property is connected to mains electricity and water, drainage is to a septic tank. Heating is by radiators heated by the multi-fuel stove which also provides hot water.

COUNCIL TAX:

The property is banded "A" paying £768.00 excluding water charges although the property will need to be reassessed following the completion of the new structure.

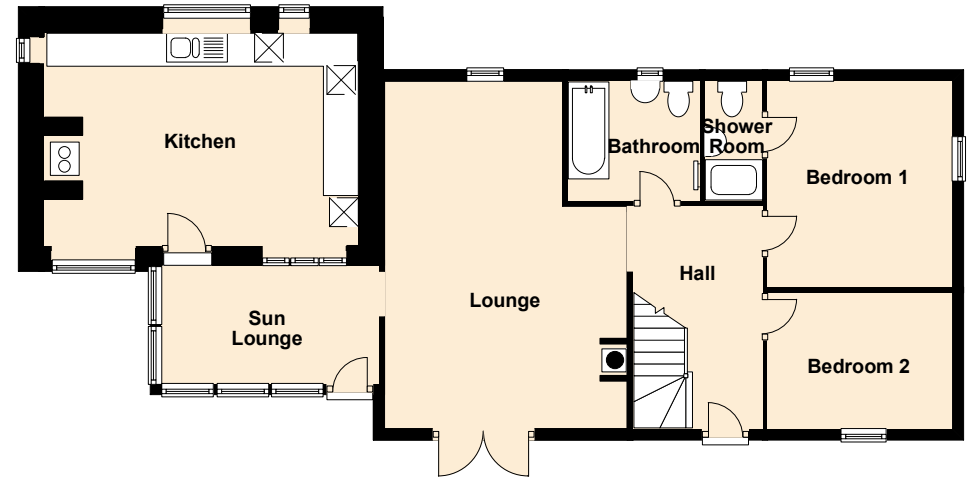
OTHER SERVICES:

Woodlea was originally a considerably smaller back cottage which has been extended and converted to create this beautiful family home which has been finished to an attractive standard in this pleasant rural environment.

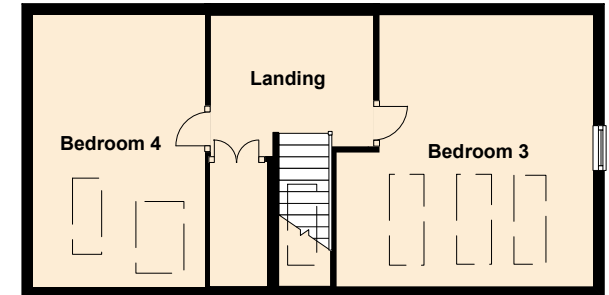
The property lies approximately ½ mile from the centre of the village with its excellent selection of shops and restaurants, and other amenities in the village include bowling green, 18 hole golf course, village hall, doctors surgery and primary school, the secondary school being in Lamlassh to which pupils are conveyed daily by bus.

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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 302166; www.calmac.co.uk If you would like us to collect you at the pier we will be pleased to do so and to transport you to and from the property.



Woodlea Back Cottage Ground Floor



Woodlea Back Cottage First Floor

FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY



PLEASE NOTE THAT ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY

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 a contract.

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