

Arran Estate Agents



Oakbank, Auchencairn, Whiting Bay

Oakbank, Auchencairn, Whiting Bay, Isle of Arran

Large 4 bedroom traditional house in prominent elevated location on the outskirts of Whiting Bay. Accommodation includes front entrance porch and hallway, lounge, study, large dining area and kitchen, utility room, bathroom and on the upper floor two large double bedrooms. From the dining area access is gained to a further large hallway, ground floor double bedroom, bathroom, living room, kitchen/utility room and on the upper floor attic accommodation suitable for use as a bedroom with additional storage. There is a flat garden with sea views towards the Firth of Clyde, Holy Isle and adjacent fields. The property has been extensively renovated and upgraded. This is a substantial home with excellent holiday letting potential in walk in fully maintained condition.

DIRECTIONS: From Brodick Pier turn left and proceed south through Lamash towards Whiting Bay. On the outskirts of Whiting Bay turn right up the road signposted Auchencairn and travel for approximately 150 metres where Oakbank is the first house on the left hand side.

ACCOMMODATION:

ENTRANCE PORCH: 2.16m x 1.34m [7'1" x 4'5"]

The front entrance to the property is to the bright entrance porch with windows to three sides and inner door to the hallway.

RECEPTION HALLWAY: 1.56m x 5.02m [5'1" x 16'6"]

Spacious hallway finished with quarry tiled flooring with fitted under stair cupboard to the rear.

STUDY: 3.25m x 2.97m [10'8" x 9'9"]

Pleasant ground floor study with window to the front and having shelved recess and feature open fire place.



LOUNGE: 3.73m x 4.67m [12'3" x 15'4"]

Good sized well proportioned lounge with windows to the front and side and feature open fireplace with freestanding wood burning stove.

BATHROOM: 3.06m x 1.67m [10'0" x 5'6"]

To the rear of the hall is the bathroom with 3 piece white suite comprising WC, wash basin and bath, quarry tiled floor, partially tiled walls and window to the side.

DINING ROOM: 4.44m x 2.79m [14'7" x 9'2"]

The dining room located to the rear of the property has a window to the side, a substantial walk in pantry and is open plan to the adjacent kitchen.

KITCHEN: 3.05m x 2.66m [10'0" x 8'9"]

Up two steps from the dining room, the kitchen is fitted with natural beech free standing base units and has a large white double bowl porcelain sink. There is a large window to the side and door through to the utility room.

UTILITY ROOM: 3.08m x 1.33m [10'1" x 4'4"]

Handy room with external door to the side garden. Plumbing for the automatic washing machine.

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From the entrance hall the open staircase leads to the top hall with large roof window to the rear.

BEDROOM 1: 4.07m x 4.88m [13'4" x 16'0"]

Good sized double room with large roof windows front and rear.

BEDROOM 2: 3.78m x 4.84m [12'5" x 15'11"]
plus dressing area

Further double bedroom with roof window to the front and having adjacent dressing area also with roof window to the front. Feature stone walls with open fire recess to the gable. Camceil ceiling.

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From the dining room with access by a door to the spacious rear hallway.

REAR HALLWAY:

Spacious hallway with quarry tiled floor and having several built cupboards accommodating the hot water tank, linen storage and utility equipment.

BEDROOM 3: 4.36m x 3.55m [14'4" x 11'8"]

Attractive double bedroom to the side of the property with windows to the front and side gardens and feature open fire place.

BATHROOM: 1.72m x 1.94m [5'8" x 6'4"]

The bathroom is fitted with a three piece white suite with shower over and has mosaic patterned ceramic wall tiling.

LIVING ROOM: 4.48m x 3.51m [14'8" x 11'6"]



Spacious living room to the rear with free standing wood stove, window to the side and staircase to the upper accommodation.

KITCHEN:

3.04m x 1.73m [10'0" x 5'8"]

Simply fitted kitchen with white base units and electric cooker powerpoint. Large window to the side and door to the rear garden.

...oOo...

From the living room the staircase leads to the upper attic accommodation

BEDROOM 4:

3.62m x 8.25m [11'11" x 27'1"]

The staircase leads directly into the main room which has camceil ceilings and roof windows.

ATTIC STORAGE ROOM:

4.39m x 2.08m [14'5" x 6'10"]

Further camceil room with roof window to the side. Ideal for additional storage and could be used as a small single bedroom.

SERVICES:

The property is connected to mains electricity, water and drainage is to a private septic tank. Central Heating is by the oil fired boiler heating radiators throughout.

**GARDEN:**

Oakbank is accessed by an attractive track leading from the adjacent public road. There is parking to the side of the property and a lawn sheltered by mature shrubs and trees. To the other side the garden has an open aspect across the fields and enjoys views to Whiting Bay and the Firth of Clyde as well as the hills and fields to the rear. Most of the garden is flat and with its south easterly aspect benefits from the sun for most of the day and early evening.

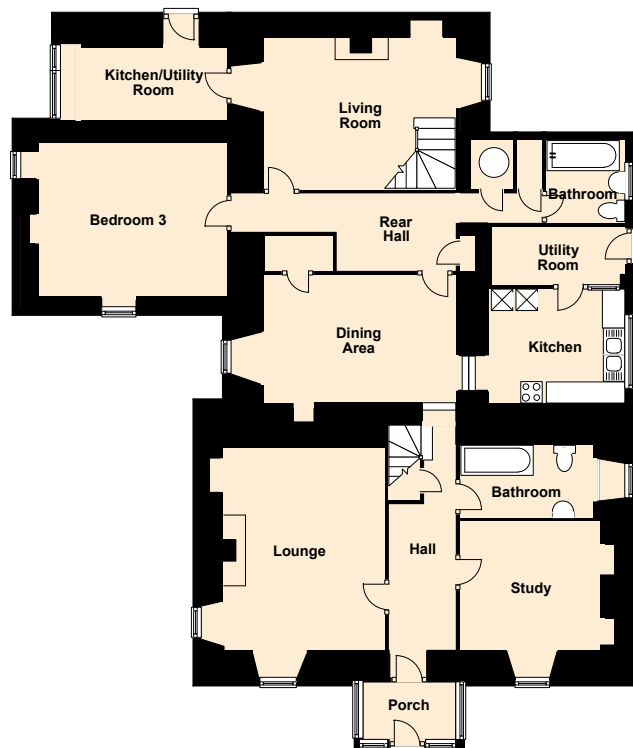
**COUNCIL TAX:**

Oakbank is banded "F" for council tax paying £1664 in 201/12 excluding water.

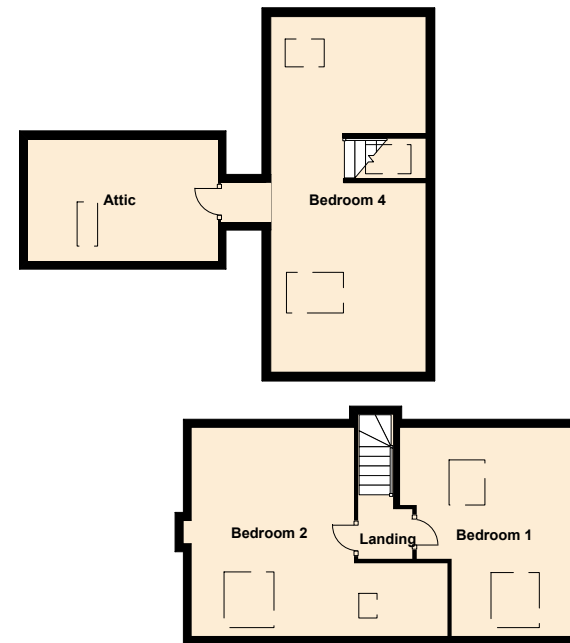
OTHER INFORMATION:

Oakbank is located at Auchencairn which is a small rural community on the outskirts of Whiting Bay approximately a quarter of a mile from the village. The Village has an excellent selection of shops, two garages, village pub and restaurants. There is an eighteen hole golf course and the large much utilised village hall is venue for many local functions.

Whiting Bay has its own primary school. The secondary school being at Lamlash to which pupils are conveyed daily by bus.



Oakbank Ground Floor



Oakbank First Floor

FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY

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.



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 any contract.

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