

Arran Estate Agents



Kelsinedge, Whiting Bay

Kelvinedge, Whiting Bay

Imposing, detached bungalow in a prominent, elevated location on the outskirts of Whiting Bay. Accommodation comprises front entrance to open plan dining area, full depth lounge, kitchen, bathroom, office, two bedrooms, one with ensuite facilities. Beautifully landscaped gardens with sheds and greenhouse. Off road parking and space for additional development and outlook to open fields beyond. Electric central heating and double glazing.

Directions: From Brodick Pier turn left and proceed through Lamlash to Whiting Bay. On approaching the village, Kelvinedge is located on the right hand side opposite the Kirkend Nursery and immediately before the 30 mph speed limit sign.



View of Kelvinedge from the rear

ACCOMMODATION:

FRONT ENTRANCE:

3.73m x 3.90m (12'3" x 12'10")

The elevated front entrance leads directly into the spacious dining room with large windows to the front and glazed inner doors to the lounge and kitchen.

LOUNGE:

7.32m x 3.97m (24'0" x 13'0")

Full depth lounge with recently installed open fire and marble hearth and surround and having windows to the front and side and patio doors to the rear leading into the sun lounge.

SUN LOUNGE:

3.92m x 2.08m (12'10" x 6'10")

Appended to the rear of the property, the sun lounge has windows to the side and rear and doors to both sides leading to the garden and the rear patio.

KITCHEN:

3.73m x 3.34m (12'3" x 10'11")

Spacious dining kitchen with white coloured base and wall units and grey granite pattern worktop with stainless steel sink. There are two substantial built cupboards one of which houses the hot water tank. It is fitted with a ceramic hob and oven with extract hood over and ceramic tiled floor and walls. Window and external door to the rear and doorway through to the dining room.

HALLWAY:

1.77m x 2.40m (5'10" x 7'10") overall

Centrally located hallway with ceiling hatch to the insulated loft.

OFFICE:

1.77m x 2.37m (5'10" x 7'9")

Small office suitable for use as an occasional single bedroom.

BATHROOM: 1.77m x 2.38m (5'10" x 7'10")

Contemporary bathroom with white three piece suite including bath, vanity basin and W.C. Ceramic tiled floor and walls, electric towel rail, recessed lighting and window to the rear.

BEDROOM ONE: 3.58m x 3.37m (11'9" x 11'1") overall plus ensuite 1.15m x 1.63m (3'9" x 5'4")

Good size double room with triple mirror doored wardrobe, washbasin in recess and ensuite shower with Ceramic tiled floor.

BEDROOM TWO: 3.58m x 3.25m (11'9" x 10'8")

Further double room with window to the front also having built wardrobe.

BASEMENT:

Gable entrance leads to the spacious basement which is ideal as a workshop or storage facility.

GARDEN:

Kelvinedge is well known for its beautiful garden which is a profusion of mature shrubs, creating an ever changing backdrop of colour. The vehicular access leads to a spacious, gravel parking area and driveway with access to the workshop and greenhouse. There is a feature pond and large wooded area suitable for future development. To the rear the garden is defined by several fir trees but the house enjoys an open aspect across the fields.

SERVICES:

The property is connected to mains electricity, water and drainage. Central heating is by electric storage heaters and wall mounted convectors on the off peak tariff.

COUNCIL TAX:

The property is banded 'E' for council tax paying £1889.03 in 2011/12 including water and waste water charges.

OTHER INFORMATION:

Kelvinedge is located on the outskirts of Whiting Bay, opposite the Kirkend Nursery and it is a short walk to the village with its excellent selection of shops, restaurants, pub etc. Amenities within the village include the bowling green, 18 hole golf course and boating facilities in the bay. Whiting Bay has its own primary school, the secondary school being in Lamlash to which pupils are conveyed daily by bus.



Kelvinedge

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 a contract.



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