

Arran Estate Agents



Colhasen, Whiting Bay

Colhaven, Whiting Bay, Isle of Arran

Beautifully presented detached villa in central location in Whiting Bay enjoying an open aspect across the Firth of Clyde from Holy Isle down the Ayrshire Coast. Accommodation within the subjects comprises raised entrance to hallway/cloaks area, utility room, main hall, 2 ground floor bedrooms, bathroom and open plan lounge, dining room and kitchen. On the upper floor there is a further double bedroom, bathroom, store and lounge. Full electric central heating and double glazing and insulated to a high standard. Small neat garden with detached brick garage and pavior driveway for offroad parking. It is within a short flat walking distance of the shops and other amenities within the village.

Directions: from Brodick pier turn left and proceed to Lamash and then to Whiting Bay. Travel through the village and turn right at the entrance to Corriedoon Nursing Home. Travel for 50 yards where Colhaven is located on the left hand side.

ACCOMMODATION:

ENTRANCE/CLOAKS: 2.30m x 1.97m (7'7" x 6'6")

The front entrance has quarry tiled steps and an entrance platt to the front entrance door screen leading to the cloaks area with utility room to the rear.

UTILITY ROOM: 2.30m x 1.99m (7'7" x 6'6")

Generous utility room with fitted base units accommodating the washer drier and freezer. There is a stainless steel sink and ceramic tiled floor. Window to the rear.

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Multipane door leads from the entrance cloaks to the main hallway where a pine staircase leads to the upper accommodation.

BEDROOM 1: 3.34m x 3.60m (10'11" x 11'10")

BEDROOM 2: 3.25m x 3.60m (10'8" x 11'10")

Two similar double or twin bedded rooms with windows to the rear and having built wardrobes.



BATHROOM: 2.18m x 3.61m (7'2" x 11'10")

The bathroom has been recently refurbished and is finished with sand coloured floor and wall tiles. There is a fitted vanity unit accommodating the half round vanity basin and a concealed WC cistern. There is a spacious walk-in shower with drench shower fitting and separate bath. Large mirror fitted above the basin, shaver light and recessed ceiling lights. Windows to the side.

LOUNGE/DINING/KITCHEN: 6.72m x 5.94m (22'1" x 19'6")

Recently extended, bright, spacious room with 5 windows to the front giving beautiful views across the Firth of Clyde. It is open plan to the well appointed kitchen with white base, wall and upright units, dishwasher, microwave, integrated fridge and 1½ bowl stainless steel sink. There is a gas hob and electric ovens and extractor hood above the cooking area.

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From the central hallway the piranna pine staircase leads to the top hall with large walk-in cupboard accommodating the hot water tank. Natural day lighting tube fitted into the hall ceiling.

BEDROOM 3: 5.20m x 3.60m (17'1" x 11'10") overall

Spacious master bedroom with windows to the side and rear and having large built wardrobe and smaller wardrobe/cupboard.

BATH/SHOWER ROOM:

1.87m x 2.22m (6'2" x 7'3") overall

Adjacent to Bedroom 3 is the beautifully appointed bathroom with freestanding roll top bath and separate shower housed in a tiled cubicle. There is a large pedestal wash basin and matching WC. The bathroom is finished with blue patterned floor and wall tiles and has recessed lighting and windows to the side.



LOUNGE:

4.76m x 7.47m (15'7" x 24'6")

Spectacular room with 3 large front gable windows with wonderful views to the sea. There is also a substantial dormer window to the side and 3 roof windows making this a bright comfortable attractive space. There is an open fire with attractive brick hearth and surround.

GARDEN:

Colhaven has a comparatively small neat garden with paved paths all round and a pavior driveway giving offroad parking for at least 2 cars. There is a substantial detached brick garage with lighting and power and south facing slabbed patio with palm trees creating a private, sunny recreational area by the main entrance.

The property is bounded by fairly high hedges giving additional privacy. Access is by the driveway shared with the adjacent nursing home which is located to the rear.

SERVICES:

The property is connected to mains electricity, water and drainage is to a septic tank. Central heating is by modern storage heaters and convectors on the "off-peak" tariff.

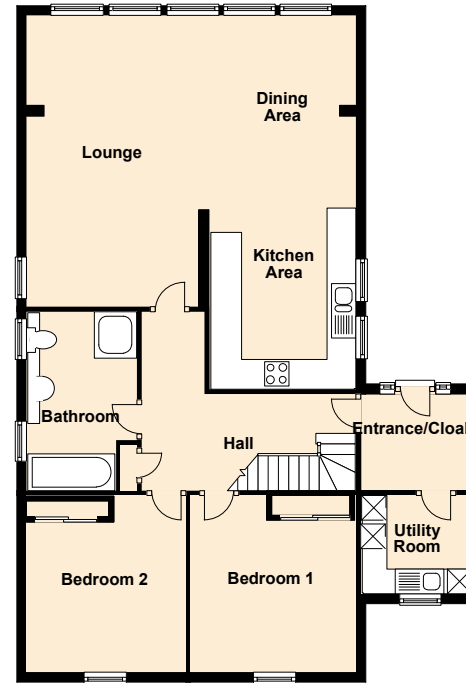
COUNCIL TAX:

The property is banded "E" paying £1408.00 in 2011/12 excluding water and waste water charges.

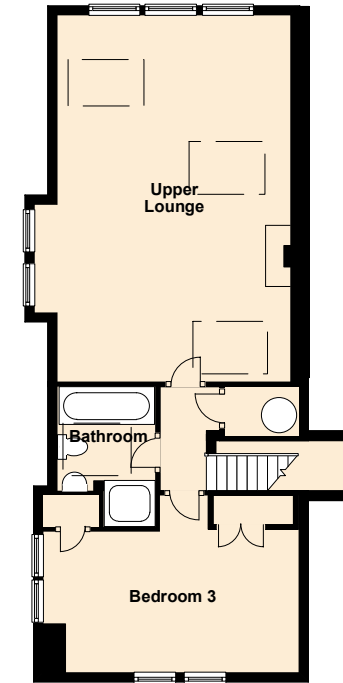
OTHER INFORMATION:

Colhaven is a beautifully presented property in very good condition which has been well maintained and recently extended to capitalize on the excellent views across The Clyde. It has been recently re-carpeted throughout.

There is easy access to local shops, restaurants, pub and other amenities within this friendly village community. Whiting Bay has its own 18 hole golf course and bowling green as well as a primary school - the secondary school being at Lamlash to which pupils are conveyed daily.



Colhaven Ground Floor



Colhaven 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 a contract.



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