

Arran Estate Agents



Two House Development at Kingscross, Whiting Bay

Development at Kingscross, Whiting Bay, Isle of Arran

Proposed two house development in spectacular elevated location enjoying uninterrupted southerly views over the Firth of Clyde and the Ayrshire coast beyond. The houses, which will be finished to a very high standard will both have a roadside location and generous slightly sloping gardens with gravel driveways to the parking/turning areas at the rear. From here there are several countryside walks including footpaths to the nearby Viking Fort, down to the foreshore and beyond to the village of Whiting Bay.

DIRECTIONS: From Brodick Pier turn left and proceed through Lamash towards Whiting Bay. On approaching the village turn left towards Kings Cross and travel for approximately one mile, pass the large white house, Channel View, on the left, which is on a corner with prominent white boulders along the roadside, and the development site is on the right, opposite the next property, Carrick View.

DESCRIPTION:

The proposed houses will both extend to 176 square metres internal floor area with accommodation over two floors.

The main entrance leads to a porch area, which in turn leads to the commanding lower hall with partial oak staircase to the upper floor. Double French doors will lead from the hallway into the open-plan dining and kitchen areas.

There will be one double bedroom downstairs and to the front a large sitting room with traditional woodburning stove and sea view. Double French doors will link the sitting room to the large bright dining area with gallery balcony above, vaulted ceiling and glass frontage to maximise the superb views beyond. From the dining area there will be two separate doors accessing the decked terrace and garden.

The well equipped kitchen will be open plan to the dining area and have free-flowing access to the utility room at the rear of the house. There will also be a window to the front of the kitchen for more sea views. A side entrance door will be located between the kitchen and utility room.

A shower room, including sink and toilet, will be located adjacent to the utility room and will have tiled shower enclosure and white sanitaryware.

The staircase will lead to the bright spacious upper hall with a gallery enjoying views over the dining area and out towards the sea beyond through the full height windows.

The impressive master bedroom will have a dormer window to the front and an ensuite shower room and walk in wardrobe.

A further two bedrooms - one double with dormer window to the front and the other a large single or alternatively an office or playroom. There will be a family bathroom off the hall with tiled shower enclosure and white sanitaryware.

The new houses will be fully centrally heated with an oil boiler located in the utility room and radiators throughout, in addition solar panels will heat the hot water and the houses will be insulated to a very high standard.

Windows will be timber with a painted finish and joinery finishes will be oak internal doors and painted facings and skirtings throughout.



View towards Holy Isle

Potential purchasers will be asked to put down a deposit of £1,000 to secure the plot at which time a programme for completion will be agreed with 21 days to agree specification.

At this time the specification for the paint finishes, tiles and kitchen and bathroom design will be confirmed and, once construction commences, missives of sale will be concluded with a further deposit of £10,000. The balance being payable upon handover on satisfactory completion.

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ROOM DIMENSIONS (all sizes are approximate)

Ground Floor:

Entrance Porch:	1.60m x 2.34m (5'3" x 7'8")
Lower Hall:	3.85m x 3.50m (12'8" x 11'6")
Bedroom 1:	3.50m x 4.39m (11'6" x 14'5")
Sitting Room:	4.20m x 4.39m (13'9" x 14'5")
Dining Kitchen:	4.20m x 8.22m (13'9" x 27'0")
Utility Room:	2.47m x 3.50m (8'1" x 11'6")
Shower Room:	1.70m x 2.45m (5'7" x 8'0")

Upper Floor:

Master Bedroom/2 :	4.23m x 3.78m (13'11" x 12'5")
+ ensuite + wardrobe:	1.88m x 1.80m (6'2" x 5'11") + 2.33m x 1.80m (7'8" x 5'11")
Bedroom 3:	4.39m x 3.03m (14'5" x 9'11")
Bedroom 4:	4.39m x 2.55m (14'5" x 8'4")
Bathroom:	1.88m x 2.55m (6'2" x 8'4")

