

Arran Estate Agents



Seahaven Cottage, Whiting Bay

Seahaven Cottage, Whiting Bay, Isle of Arran.

Most attractive and recently refurbished traditional villa in central location in Whiting Bay within a short distance of the beach, shops and other amenities. Accommodation includes front entrance to hallway, open plan dining kitchen with utility room beyond, spacious lounge with open fire and appended conservatory and two upper floor bedrooms with bathroom and en-suite bathroom. The property is beautifully presented and is presently let very successfully for holiday accommodation. There is a spacious shared driveway with dedicated parking and gardens front and rear.

The property is offered for sale to include all furniture and equipment if required to facilitate ongoing letting.

Directions: From Brodick pier turn left and proceed through Lamlash to Whiting Bay. Travel to the centre of the village where Seahaven Cottage is located on the right hand side, set back from the road with the driveway being opposite the village newsagent Bay News.

ACCOMMODATION:

FRONT ENTRANCE:

Double glazed external door leads to the central hallway with winding staircase to the upper floor.

LOUNGE:

3.05m x 4.94m (10'0" x 16'2")

Attractive bright room with double windows to the front and having multi fuel stove located on a raised hearth. There is a shelved recess and book shelving to the rear of the room and doorway through to the Conservatory.

CONSERVATORY:

Modern, double glazed conservatory with pergola sheltering the external dining patio which enjoys views across the Bay.

DINING/ KITCHEN:

3.69m x 4.86m (12'1" x 15'11") overall

Beautifully fitted kitchen with tiled work surfaces accommodating the gas hob, double porcelain sink and wall mounted electric oven in complimentary base and wall units. There is a substantial walk-in cupboard accommodating a hot water tank and the dining area to the front has double windows overlooking the Bay

UTILITY ROOM:

3.17m x 1.08m (10'5" x 3'7")

From the kitchen a doorway leads through to the utility room with stainless steel sink and accommodating the freezer, washing machine, tumble drier and dishwasher. External door and window to the rear garden.

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From the entrance hallway the winding staircase leads to the top hall with staircase window to the rear garden.

BEDROOM 1: 3.08m x 5.29m (10'1" x 17'4")

Well proportioned double or twin bedroom with roof window to the rear and dormer to the front. There is laminate flooring which extends throughout the top floor

BATHROOM: 2.54m x 1.98m (8'4" x 6'6")

Beautifully decorated bathroom with a freestanding roll top bath with shower over, partially tiled walls, WC and pedestal wash basin.

BEDROOM 2: 3.00m x 5.29m (9'10" x 17'4") overall

Further double room with dormer window to the front and having built wardrobe to the rear. Doorway leads through to the en-suite bathroom accommodating the bath with shower and screen over, WC and contemporary wash basin set on a plinth.

GARDEN:

The driveway to the property leads from the main road to dedicated parking and a large front lawn sweeping down from the house. There is gravel car parking at the front of the house with further lawns and to the rear the sheltered garden offers privacy as well as drying facilities.

Appended to Seahaven Cottage is a smaller cottage which does not form part of the subjects for sale.

SERVICES:

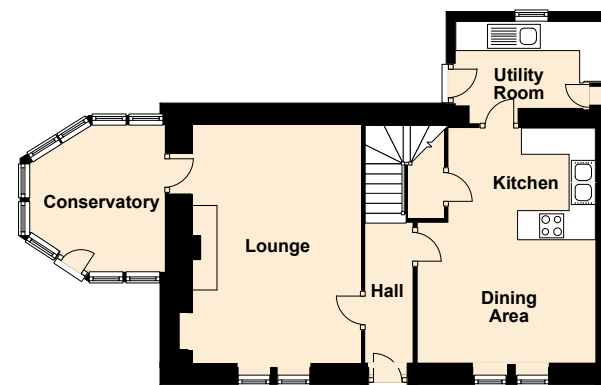
The property is connected to mains electricity, water and drainage. Central heating is by radiators heated by the oil fired boiler located externally at the rear along with the oil storage tank.

COUNCIL TAX:

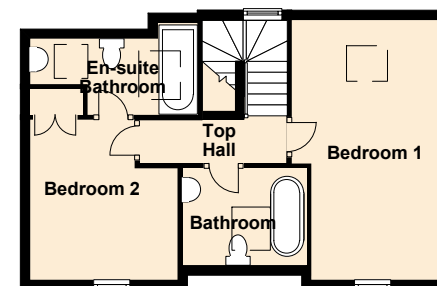
The property is currently commercially rated (£1050 R.V.) and would require to be re-assessed if purchased for residential use.

OTHER INFORMATION:

Seahaven Cottage is a most attractive property suitable for holiday letting or as a family home. It is has clean, fresh decor and is maintained to a high standard. The property is within a short distance of local shops and other amenities. To view the letting website visit www.seahavencottage.co.uk. Seahaven Cottage is one of the most popular letting properties on the island.



Seahaven Cottage Ground Floor



Seahaven Cottage 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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