

DM HALL

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Arran Estate Agents

Craigielea, Whiting Bay



Craigielea, Whiting Bay

Former Residential Care Home in a central, elevated location a short distance from shops and other amenities, with views over Firth of Clyde to the Ayrshire Coast. Substantial brick built villa with accommodation comprising utility room, kitchen, office, hallway, resident's dining room/lounge, lounge, three double bedrooms, three toilets, wetroom and on the upper floor, four double bedrooms, two single bedrooms, toilet, bathroom and access to enclosed fire escape. The property is centrally heated by an LPG boiler and there is partial double glazing. Located within the grounds which extend to approximately 0.81 acres are a laundry and workshop with parking for several cars to the front .

Owner's House - bungalow with sunlounge, lounge, one double bedroom, bathroom, single bedroom and kitchen. Offroad parking and small garden area.

Directions: From Brodick Pier turn left and proceed through Lamlash to Whiting Bay. Continue to the centre of the village, turn right at Kiscadale Car Park and proceed roughly 100 metres up Kiscadale Road, take the first right where Craigielea is approximately 50 metres on the right hand side.

CRAIGIELEA ACCOMMODATION:

UTILITY ROOM: 1.85m x 2.35m (6'1" x 7'9")

To the gable of the property the entrance door opens into the utility room which is currently used to house refrigerators and freezers and has laminate flooring, fully tiled walls and window to the side.

KITCHEN: 4.63m x 3.53m (15'2" x 11'7")

Large kitchen with numerous grey base and wall units and complementary worktop incorporating a stainless steel double sink with double drainers. There is a gas fired Leisure Rangemaster cooking range and the walls are fully tiled. Laminate flooring and window to the side.

OFFICE: 2.63m x 2.60m (8'8" x 8'6")

Space for office furniture and having a large built shelved cupboard which also houses two hot water cylinders. Window to the rear, and doorway through to the hallway.

MAIN HALLWAY: 10.46m x 1.44m (34'4" x 4'9") overall

The wide hallway gives access to all downstairs rooms and to a further gable external door.

RESIDENT'S LOUNGE / DINING ROOM: 5.09m x 5.33m (16'8" x 17'6") overall

Spacious room with windows and double doors to the rear giving access to the patio area.

LOUNGE: 5.92m x 4.25m (19'5" x 13'11")
+ Bay Window

Large room with bay window to the front overlooking the garden and sea beyond. Open fireplace with tiled hearth and brick surround and windows to the side.

BEDROOM 1: 3.44m x 4.24m (11'3" x 13'11") overall
BEDROOM 2: 2.88m x 4.24m (9'5" x 13'11") overall
BEDROOM 3: 3.37m x 4.24m (11'1" x 13'11") overall

These bedrooms have windows giving garden and sea views. They each have a wash hand basin.

TOILET: 1.98m x 0.82m (6'6" x 2'8")
Partially tiled toilet with white W.C. and washbasin.

A fire door to the north gable gives access to the rear hallway with further toilet facilities.

TOILET / STORAGE: 0.84m x 2.42m (2'9" x 7'11")

External double doors to the northerly gable with ease of access to the laundry facilities.

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SOUTH HALLWAY: 1.35m x 3.50m (4'5" x 11'6")

The staircase is located in the hallway at southerly end of the property which also gives access to a further external door, wetroom and toilet with disabled access.

WETROOM: 2.67m x 1.13m (8'9" x 3'8")
Wetroom finished with laminated wallboarding and non slip flooring. Window to the side.

REAR ENTRANCE HALLWAY: 2.01m x 0.98m (6'7" x 3'3")
Partially glazed external door to garden.

TOILET: 1.95m x 1.47m (6'5" x 4'10")
Toilet with white W.C. and washbasin and suitable for disabled use. Window to the front.

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The wide staircase has an electrically operated stairlift and window at the half landing.

UPPER FLOOR:

TOP LANDING /HALLWAY: 2.20m x 3.70m (7'3" x 12'2") overall
Spacious landing with access to toilet, door through to Bedroom 4 and fire door through to further bedroom accommodation.

TOILET: 1.81m x 1.14m (5'11" x 3'9")
Toilet with white wash hand basin and W.C. Window to the side.

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BEDROOM 4: 4.43m x 4.48m (14'6" x 14'8") overall
BEDROOM 5: 4.54m x 3.44m (14'11" x 11'3") overall
BEDROOM 6: 3.06m x 4.54m (10'0" x 14'11") overall
BEDROOM 7: 3.47m x 4.54m (11'5" x 14'11")

Bedrooms 4,5,6 and 7 are large double rooms, all with windows giving sea views and having wash hand basins.

BEDROOM 8: 2.29m x 4.00m (7'6" x 13'1")
BEDROOM 9: 2.48m x 4.00m (8'2" x 13'1")

Bedrooms 8 and 9 are single bedrooms, each with window to the side and wash hand basins.

BATHROOM: 2.20m x 1.91m (7'3" x 6'3") overall
Bathroom with coloured suite comprising walk-in bath, wash basin and W.C. Finished with partially tiled walls, non slip flooring, wall mounted convactor heater and roof window over.

FIRE ESCAPE STAIRCASE:
At the northerly end of the top hallway, there is a doorway through to the enclosed fire escape stairway which opens on to the rear of the property.

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LAUNDRY: 2.44m x 3.72m (8'0" x 12'2")
Located at the north gable of the property is the timber built laundry with windows to front and side. Stainless steel sink unit with double drainer.

WORKSHOP: 7.75m x 2.25m (25'5" x 7'5")

Timber built workshop with power and light.

GROUNDS:

The grounds extend to approximately 0.81 acres. To the rear the large, slightly sloping lawn is enclosed by hedging and there are numerous mature shrubs and trees. To the front is parking for several cars and room for development if required.

SERVICES:

The properties are connected to mains water, drainage and electricity. Craigielea is centrally heated by a LPG boiler heating radiators throughout the main house, supplemented by wall mounted convector heaters.

RATEABLE VALUE:

The rateable value of the subjects is £10,500 in 2011/12.

North Ayrshire Council currently operates 'The Small Business Bonus Scheme' where relief is provided to businesses with properties in Scotland with a combined rateable of £18,000 or less.



CRAIGIELEA COTTAGE:

Small bungalow with roadside location to the front of the main building. Accommodation includes conservatory, lounge, bedroom, nursery bedroom, bathroom and kitchen. The property has gas central heating and double glazing.

CONSERVATORY: 4.08m x 2.44m (13'5" x 8'0")

Double glazed external door leading to the spacious Conservatory.

HALL/CLOAKROOM: 1.21m x 1.22m (4'0" x 4'0")

BEDROOM1: 3.23m x 3.45m (10'7" x 11'4")

Good size double with extensive fitted wardrobes and cupboards. Two windows to the front.

LOUNGE: 3.71m x 5.26m (12'2" x 17'3") overall

Pleasant room with windows to the side garden. Two windows to the conservatory at the front. Focal point electric fire.

BEDROOM TWO: 3.19m x 1.34m (10'6" x 4'5")

Nursery bedroom or store with window to the rear.

BATHROOM: 1.85m x 2.08m (6'1" x 6'10")

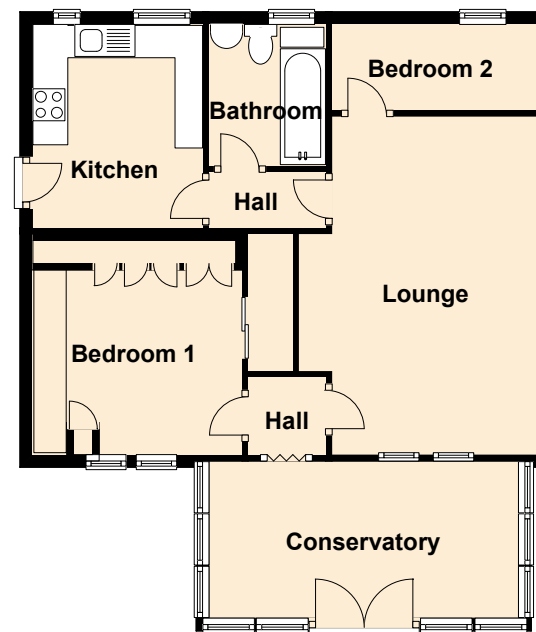
Fitted with three piece white suite including shower and screen over bath. Partially tiled walls.



KITCHEN: 2.64m x 3.07m (8'8" x 10'1")
 Modern kitchen with attractive white base and wall units and granite coloured work surface with stainless steel sink. Gas hob. Plumbing for washing machine. Windows to the rear and external door to driveway at the side.

GARDEN:
 Small garden paved to the front and driveway to the side.

SERVICES:
 The property is connected to mains water, electricity and drainage. An LPG boiler in the attic provides the central heating.



Craigielea Cottage

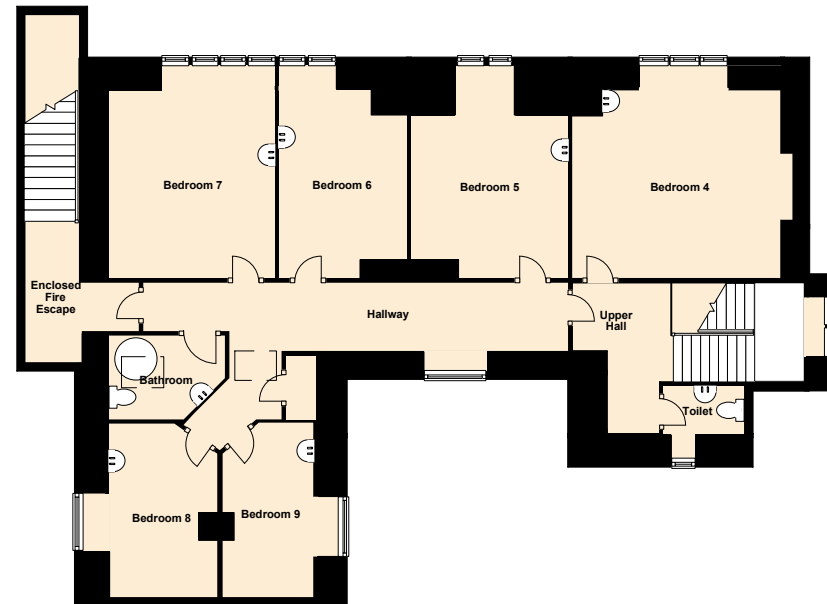
FLOOR PLAN : NOT TO SCALE : FOR GUIDANCE ONLY



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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Craigielea Ground Floor



Craigielea Upper Floor

FLOOR PLANS : 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.*

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