

Arran Estate Agents



Ben Varrey, Whiting Bay

Ben Varrey, Whiting Bay, Isle of Arran

Delightful, attractive modern detached villa in quiet location within a short walk of the centre of Whiting Bay. Accommodation comprises entrance vestibule and hallway, beautiful kitchen with dining area, utility room, large lounge, shower room, office and on the upper floor one large full depth bedroom, a further two double bedrooms and family bathroom. Floored and lined attic and appended garage. Monoblock driveway with parking for several cars, raised decked area and enclosed front and side garden. Oil fired central heating, double glazing and well insulated throughout.

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 250 metres up Kiscadale Road, turn sharp right beyond “Tor Alvey” and follow the track to the end where Ben Varrey is the last house on the right hand side.

ACCOMMODATION:

ENTRANCE VESTIBULE: 2.31m x 1.79m [7'7" x 5'10"]

Handy entrance vestibule with multi pane glazed inner door to the hallway. Window to rear.

HALLWAY:

Spacious central hallway with access to the ground floor apartments and shower room. Double door shelved cloaks cupboard housing the electrical switch gear. Solid oak bevelled, brushed and oiled flooring extends through the vestibule, hall and lounge.



KITCHEN/DINING AREA:**4.75m x 6.79m [15'7" x 22'3"]**

From the hallway the multi pane door leads to the open plan kitchen/dining area with beautifully fitted Hexham Oak kitchen comprising most attractive base, wall and display units. Stainless steel sink set into the spacious granite effect worktop with tiled splash back and soffit lighting over. Integrated dishwasher, 5 ring gas hob with stainless steel extractor over and Bosch double oven. Central island for breakfasting with storage and apothecary drawers. Windows to the front and side and double patio doors at the dining area to the side garden.

The kitchen, dining area and utility room is fitted with attractive Karndeane Ebony slate effect flooring throughout.

**UTILITY:****2.20m x 2.03m [7'3" x 6'8"]**

From the kitchen the utility room is to the rear with side door leading to the garden. Within the utility room is a single bowl single drainer stainless steel sink with base unit and worktop to match the kitchen. There is plumbing for automatic washing machine and tumble drier. Window to the rear and sliding door to shelved boiler/drying room.

LOUNGE:**5.69m x 4.12m [18'8" x 13'6"]
Plus Bay**

Double oak veneer multi pane doors lead to a most attractive bright lounge with bay window to the front with views to the sea, Holy Isle and the Clyde coast beyond. Feature gas coal effect fire with brushed steel surround, slate hearth and solid oak mantle piece. The chimney is lined and could be changed to facilitate a solid fuel fire if required.

SHOWER ROOM:**2.44m x 1.95m [8'0" x 6'5"]**

Stylish wet room having chocolate pearlescent full height ceramic tiles. Under floor heating, extractor fan and recessed spot lights. Drench shower with hand held douche and glazed shower screen. Close coupled white WC and white pedestal wash hand basin. Chrome heated towel rail.

OFFICE/BEDROOM:**3.57m x 2.58m [11'9" x 8'6"]**

Practical office with window to the rear. Could also be used as an additional bedroom.

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From the hallway the staircase leads to the top hall where there is a deep walk in shelved linen cupboard which houses the hot water tank. There is a ceiling hatch with Ramsay ladder to the well insulated, bright, fully floored loft over.

MASTER BEDROOM:**3.58m x 6.46m [11'9" x 21'2"]**

The master room is full depth creating a commodious bright bedroom having dormer window to the front and feature double Velux windows with blackout blinds to the rear. The present owners have approved plans for this room to be split into two bedrooms if so desired.

BATHROOM:**2.52m x 2.15m [8'3" x 7'1"]**

Spacious family bathroom fully tiled with neutral ceramic tiles to the walls and Karndeane Aran Oak wood effect vinyl flooring. There is a white 3 piece suite comprising of a shower bath with shower over and curved glass screen, close coupled WC and pedestal wash hand basin with monotap. There is a chrome plated heated towel rail, shaver point and illuminated vanity mirror. Roof window to the front.

BEDROOM 2:

4.23m x 3.19m [13'11" x 10'6"]

Bright large double bedroom with dormer window to the front.

**BEDROOM 3:**

4.23m x 3.18m [13'11" x 10'5"]

Further large double room again with feature double Velux windows with blackout blinds to the rear.

GARDEN:

Ben Varrey has a monoblock driveway with offroad parking for several cars to the rear and side as well as an appended single garage with up and over door, pedestrian side entrance, window to the front, lighting and power.

The garden is enclosed with wooden fencing and is mostly laid to lawn with a raised decked sitting area to the side to enjoy the beautiful sea view.

There is a further timber garage/workshop and timber garden shed.

SERVICES:

The property is connected to mains electricity, water and drainage. Central heating and hot water is by the oil fired combination boiler located in the store beyond the utility room and heating is further supplemented in the lounge by the Living Flame gas fire.

COUNCIL TAX:

The property is banded "E" paying £1,889.03 in 2010/11 including water and waste water charges.

OTHER INFORMATION:

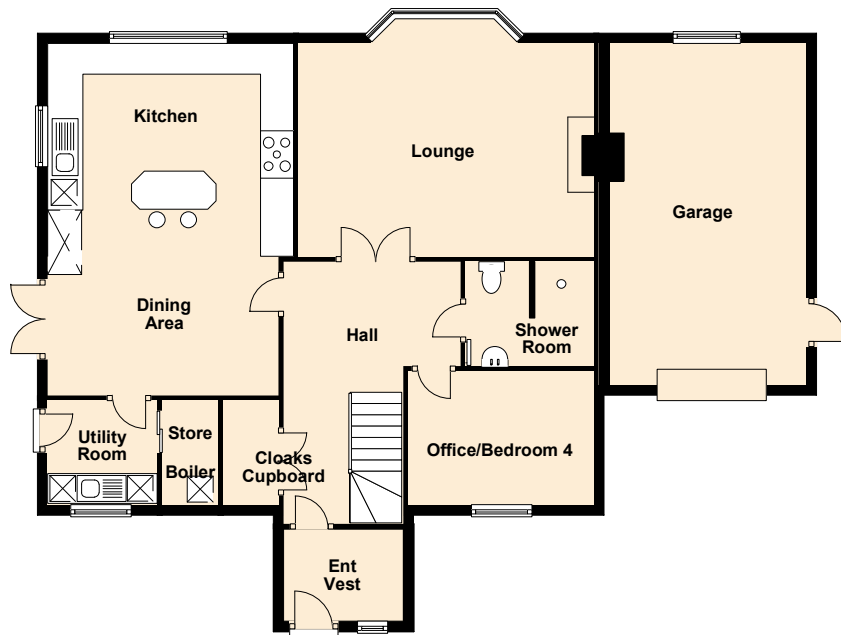
Ben Varrey was built approximately 2 years ago to a very high standard of design and finish and has the remainder of a NHBC warranty.

The property has been attractively decorated creating a most comfortable family home in a convenient location off the main thoroughfare. All fitted carpets and flooring are included in the sale price. White goods may be available under separate negotiation.

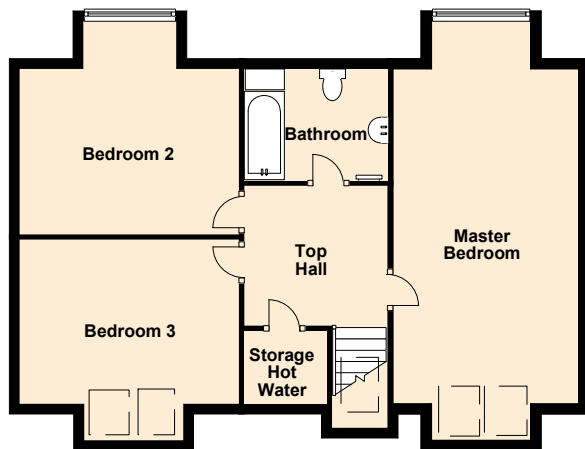
Ben Varrey is close to all the amenities that the thriving village of Whiting Bay has to offer. The 18-hole golf course and club house sit a short distance to the rear. The centre of Whiting Bay, with its newsagents, pharmacy, Post Office and other village shops and restaurants, is also within a short walking distance. The village also boasts art galleries, a craft shop, furniture shop, garage and two petrol stations.

Whiting Bay has a Primary School and the secondary school is at Lamlash some four miles to the north.

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Ground Floor



First Floor



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 any contract.

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