

Arran Estate Agents



Broomhill, Whiting Bay

Broomhill, Whiting Bay, Isle of Arran

Traditional, detached, stone built villa in a secluded location with spectacular sea views over the Firth of Clyde. Accommodation comprises rear conservatory, kitchen, dining room, bathroom, lounge, front conservatory and on the upper floor, two double bedrooms and two single bedrooms. The grounds extend to approximately 2.5 acres with a stone built workshop, timber garden shed and space for parking. Oil fired central heating and double glazing.

Directions: From Brodick Pier turn left and proceed through Lamlash to Whiting Bay. On approaching Whiting Bay opposite Kirkend Nursery, turn right up the road towards Auchencairn and follow the road as shown on the location plan. It becomes an unsurfaced track at Knockenkelly and you should proceed for a further 500 metres, where the track descends down towards Whiting Bay. Turn sharp left towards Broomhill.



View towards the sea

ACCOMMODATION

REAR CONSERVATORY: 6.21m x 2.41m (20'4" x 7'11")

Entrance is from the garden at the rear into the large conservatory with translucent sheeted roof. There is a useful built cupboard currently housing the washing machine and tumble dryer and French doors give access from this bright sitting area to the lounge. Door through to the kitchen.

KITCHEN: 3.07m x 2.08m (10'1" x 6'10")

White base and wall units with a pale acrylic sink incorporated within a toning worktop with tiled splashback. Freestanding electric cooker with double oven and ceramic hob and space for a dishwasher. Electric ceiling fan and windows to the rear and side with tiled surrounds.

DINING ROOM:**2.95m x 5.10m (9'8" x 16'9")**

This comfortable family room has a feature stone wall and a window to the front which looks through to the front conservatory and beyond to the sea. The cherry red oil-fired Rayburn, supplying the hot water for the central heating, is recessed in the fireplace and has a colourful tiled splashback. Recessed book shelf and door through to the central hallway.



The wide hallway leads to the staircase with decorative cast iron balusters, leading past the stained glass window to the upper floor, and gives access to the bathroom, lounge and front conservatory.

**BATHROOM:****3.36m x 1.90m (11'0" x 6'3")**

Family bathroom with a white suite comprising bath, W.C. and wash hand basin. Partially tiled walls and window to the rear. Large built airing cupboard containing the water tank.

LOUNGE:**4.07m x 5.05m (13'4" x 16'7")**

Large, bright room with windows to the front and side giving stunning views towards the sea. Feature period open fire with timber mantelpiece and surround, inset tiled cast iron fireplace and quarry tiled hearth with brass fender. Recessed book shelves and French doors through to the rear conservatory.

FRONT CONSERVATORY:**5.96m x 2.71m (19'7" x 8'11")**

Spacious conservatory overlooking the garden and with spectacular panoramic views over the Firth of Clyde and the Ayrshire Coast. Door to the front garden.

BEDROOM ONE: 3.02m x 4.99m (9'11" x 16'4")

Double bedroom with camcile ceiling and large roof window to the front affording superb views to the east. Large shelved cupboard.

BEDROOM TWO: 3.08m x 1.62m (10'1" x 5'4")

Single bedroom currently utilised as a study and having roof window to the rear.

BEDROOM THREE: 2.37m x 1.87m (7'9" x 6'2")

A further single bedroom with roof window to the front.

BEDROOM FOUR: 3.73m x 4.99m (12'3" x 16'4") overall

Master bedroom with camcile ceilings. Window to the gable and roof window to the front, both giving stunning sea views. The period open fire has a timber mantelpiece and surround and inset cast iron fireplace.

GARDEN:

Steps lead down from the driveway to the well maintained, enclosed garden surrounding the property. There is a patio area, a small rockery and drying green and the lawns to the sides and the front are edged with mature trees and shrubs. In addition there is a stone built workshop with a small toilet having power and light, and also a timber shed with a workshop with power and light, and a larger storage area with double doors.

To the rear of the property and across the access driveway is a large garden which extends to approximately 2.5 acres of mature woodland and lawns with an interesting and varied selection of shrubs and plants.

SERVICES:

The property is connected to mains electricity. Drainage is to a septic tank located nearby and water is from a private supply within the subjects. Central heating is by oil fired boiler with modern oil storage tank.

COUNCIL TAX:

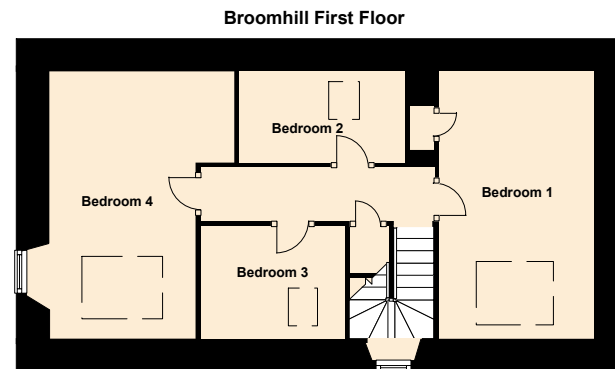
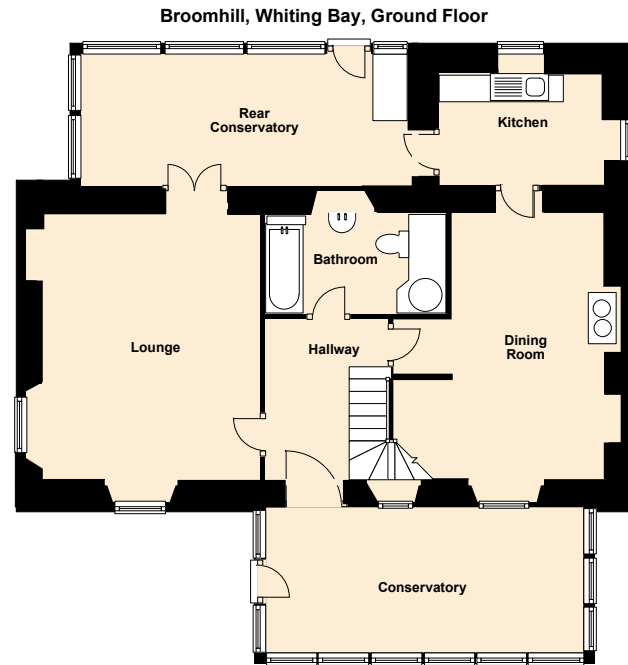
Currently banded 'B' for council tax, paying £896 in 2010/11 excluding water charges.

OTHER INFORMATION:

Broomhill is a traditional Scottish stone built villa in an idyllic location above the village of Whiting Bay. It is a short walk to the centre to the village where the excellent local amenities include a good selection of shops and restaurants, a pub, as well as leisure facilities including the bowling green and 18 hole golf course. Whiting Bay has its own primary school - the secondary school being at Lamlash to which pupils are conveyed daily by bus.

There is also vehicular access to Broomhill from the centre of Whiting Bay via Smiddy Brae which is an unmade road (0.3 miles).





FLOOR PLANS NOT TO SCALE : FOR GUIDANCE ONLY



Broomhill from the rear grounds

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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