



Clydeside, Kings Cross, Whiting Bay

Clydeside, Kings Cross, Whiting Bay, Isle of Arran.

Attractive modern detached bungalow with large secluded garden in attractive semi-rural location of Kings Cross on the outskirts of Whiting Bay with sea views to the Firth of Clyde, Holy Isle and beyond. Accommodation comprises entrance vestibule, central hallway, lounge, kitchen/dining room, bathroom and two double bedrooms. Mature flat garden with off road parking for two cars. Recently redecorated and carpeted throughout. Double glazing and central heating. Excellent rural location on the outskirts of Whiting Bay.



DIRECTIONS: From Brodick Pier turn left and proceed through Lamlash towards Whiting Bay. On approaching the village turn left towards Kings Cross and travel for approximately one mile passing the large white house, Channel View, with white boulders bounding it's garden. Travel for a further 100 metres where Clydeside is located on the left hand side.

ACCOMMODATION:

ENTRANCE VESTIBULE: 1.38m x 0.67m [4'6" x 2'2"]

Hardwood double storm doors lead to the pine clad entrance vestibule with a glazed door and screen leading to the inner hall.

HALL:

Large central hallway giving access to all apartments and having built cloaks cupboard housing the electric meter. Ceiling hatch for access to the loft.

LOUNGE: 5.08m x 3.89m [16'8" x 12'9"]

Spacious bright lounge with triple window to the front with sea views to the Firth of Clyde and beyond.

KITCHEN/DINING AREA: 4.89m x 3.81m [16'1" x 12'6"]

The kitchen is open plan to the dining area with two windows to the rear and side entrance door. There are two built cupboards - one shelved, the other housing the hot water tank. There are various base and wall units which are functional, however would benefit from upgrading. There is a slim line dishwasher and an automatic washing machine.

BATHROOM:

1.68m x 2.70m [5'6" x 8'10"]

Family bathroom with light coloured 4 piece suite comprising bath with electric shower over and shower screen, pedestal wash hand basin, W.C. and bidet. The walls are partially tiled, electric heated radiator/towel rail and window to the rear.

BEDROOM 1:

3.33m x 3.89m [10'11" x 12'9"]

Bright double bedroom with built double wardrobe. Window to the front affording sea view.

BEDROOM 2:

3.33m x 3.81m [10'11" x 12'6"]

Further double bedroom with two built double wardrobes. Window to the rear over looking the back garden.

GARDEN:

The property has a relatively flat garden which is bounded by mature hedges and is mainly laid to lawn with border filled with various shrubs, bushes and ornamental trees. There is a mono-block/gravel driveway with space for 2 cars.

SERVICES:

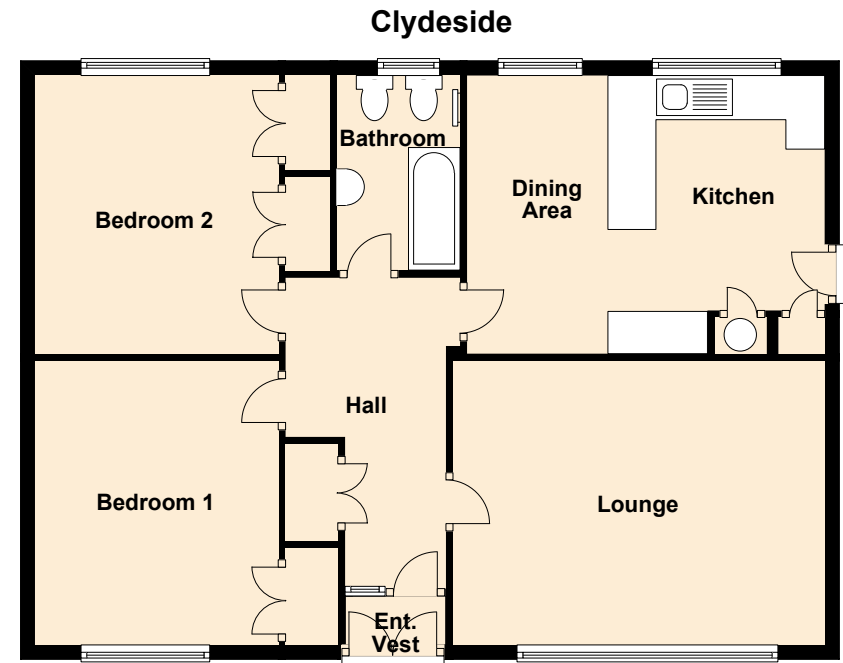
The property is connected to mains water and electricity. Drainage is to a septic tank. The property is double glazed throughout and heating is by electric storage and convector heaters.

COUNCIL TAX:

The property is banded "D" paying £1,152.00 in 2010/11 excluding water charges.

OTHER INFORMATION:

Kings Cross is a quiet rural community located approximately 1 mile from Whiting Bay with its excellent selection of shops, pubs, restaurants etc. Within Whiting Bay there is a village primary school, the secondary school being at Lamlash to which pupils are conveyed daily by bus. Other amenities within Whiting Bay include beautiful beach, boating facilities, as well as the bowling green, 18 hole golf course and the much utilised village hall.



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.

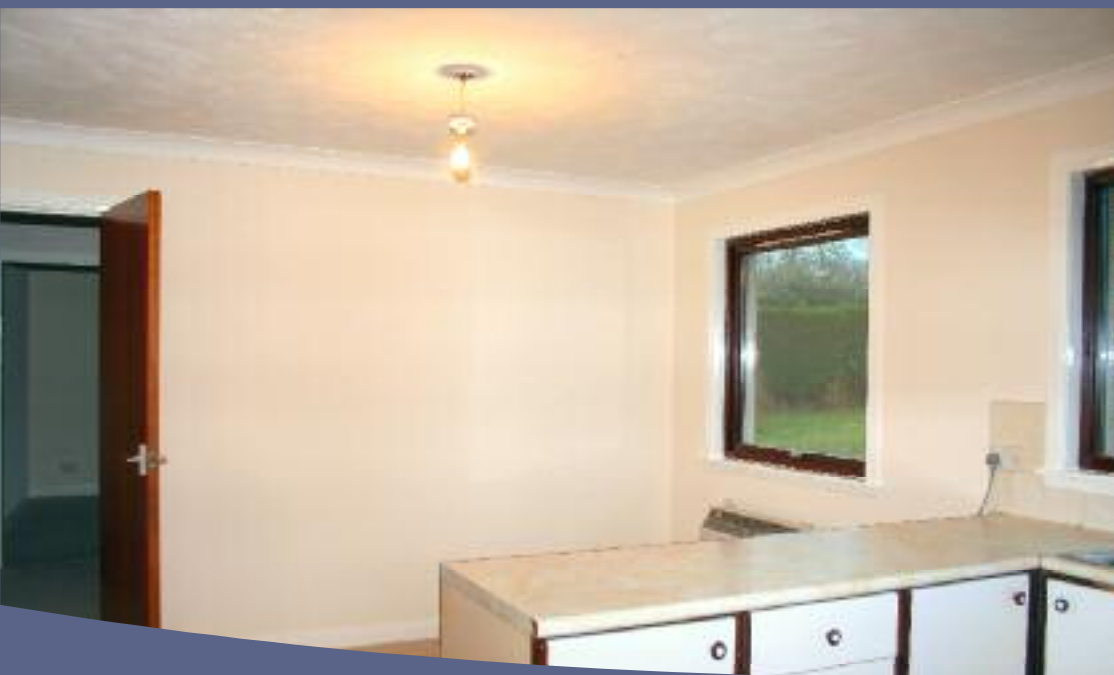


PLEASE NOTE THAT ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY

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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