

Stamp Duty
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ARTIST'S IMPRESSION

Phase 1, Fourwinds Development Silverhill, Whiting Bay

Well appointed modern detached 4 bedroom villa in an elevated location within the village of Whiting Bay with views towards the Glenashdale hills and the Ayrshire coast beyond. Accommodation consists of entrance hall, toilet, lounge, kitchen/dining room and a downstairs bedroom and on the upper floor family bathroom and 3 bedrooms one with en-suite shower room. Double glazing and central heating. Quiet elevated central location within a short walk of local shops and other amenities.

DIRECTIONS: From Brodick Pier turn left and proceed through Lamlash to Whiting Bay. Travel to the centre of the village just past the bowling green on the right hand side and turn first right up Golf Course Road then taking an immediate left and proceed for approximately 300 metres to the top of the estate where you will see the Fourwinds development on the right hand side.

Invercloy House, Brodick, Isle of Arran KA27 8AJ

Fourwinds Development, Silverhill, Whiting Bay, Isle of Arran.

These 2 well appointed modern detached villas offer an early purchaser the unique opportunity to choose their own style of kitchen, bathroom sanitary ware and floor coverings.

Accommodation within the houses comprises:

- ◆ ENTRANCE HALL:
- ◆ SHOWER ROOM: 1.25m x 2.73m (4'1" x 8'11")
- ◆ LOUNGE: 3.30m x 5.22m (10'10" x 17'2")
- ◆ KITCHEN/DINING ROOM: 3.30m x 4.61m (10'10" x 15'1")
- ◆ BEDROOM 4: 3.81m x 3.25m (12'6" x 10'8")
- ◆ BEDROOM 1: 3.30m x 4.03m (10'10" x 13'3")
- ◆ ENSUITE SHOWER ROOM: 2.59m x 1.33m (8'6" x 4'4")
- ◆ DRESSING AREA: 3.80m x 1.06m (12'6" x 3'6")
- ◆ BEDROOM 2: 3.18m x 2.85m (10'5" x 9'4")
- ◆ BEDROOM 3: 3.18m x 2.85m (10'5" x 9'4")
- ◆ BATHROOM: 2.03m x 2.88m (6'8" x 9'5")

The houses in this phase of the development will have the following specification;

- ◆ Double glazing throughout
- ◆ Central heating with electric boiler and radiators
- ◆ Fitted "Stornoway" kitchen or equivalent
- ◆ Flooring throughout or equivalent



Similar Kitchen - Stornoway

The kitchens and bathrooms will be equipped and finished to a high standard complete with vinyl or laminate flooring and if purchased early the purchaser can select their own kitchen fitments and sanitary ware.

GARDEN:

The gardens will be finished with paved driveways, gravel paths and lawn areas.

SERVICES:

The properties will be connected to mains water, electricity and drainage will be to a septic tank shared with the neighbouring property.

COUNCIL TAX:

As these properties are new builds, they will be assessed for Council Tax on completion.

OTHER INFORMATION:

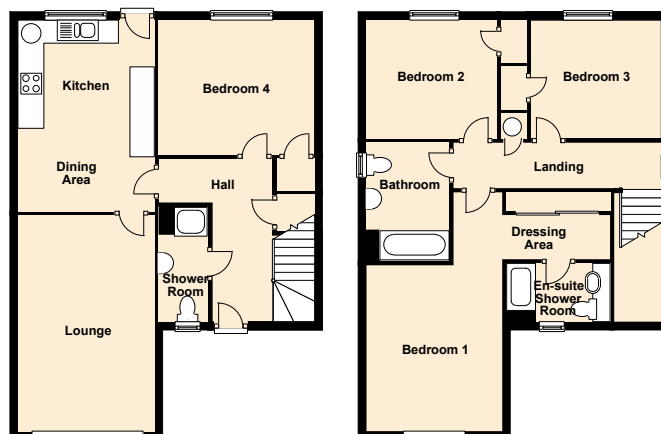
The Fourwinds development is conveniently located within a short walking distance of the centre of the village where there is an excellent selection of shops, hotels and restaurants. Whiting Bay has a primary school and the secondary school is at Lamlash some four or five miles away. Also within the village is an 18 hole golf course, bowling green plus boating facilities.

Phase one comprises two detached villas with attractive design capitalising on the excellent views in this elevated location.

They will have full central heating and will be well insulated and double glazed.

On completion the estate road will be made up to an adoptive standard in accordance with Local Authority requirements.

Phase 1 Fourwinds Development Grnd Flr Phase 1 Fourwinds Development 1st Flr



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 VIEWING 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.