

Arran Estate Agents



Seaview Croft, Auchencairn

Seaview Croft, Auchencairn, Whiting Bay

A very attractive, tastefully renovated, stone built detached cottage with many original features in elevated rural location on the outskirts of Whiting Bay. The cottage enjoys views over the surrounding hills and the Firth of Clyde towards the Ayrshire Coast. Accommodation comprises entrance hallway, kitchen/dining room, utility room, bathroom, lounge and on the upper floor two double bedrooms and shower room. Mainly lawned garden with off road parking, fully double glazed and centrally heated. An attractive property which can be offered fully furnished if required.

Directions: From Brodick Pier turn left and proceed through Lamlash towards Whiting Bay. On the northerly outskirts of Whiting Bay turn right at the signpost marked Auchencairn and proceed for approximately half a mile where Seaview Croft is located on the right hand side immediately before Kelvinhaugh Farm.

ACCOMMODATION:

ENTRANCE HALLWAY: 2.30m x 2.99m (7'7" x 9'10")
Double glazed external front door leads to the spacious central hallway with ceramic tiled floor and understair cupboard. Cream painted panelled walls.

LOUNGE: 3.14m x 5.01m (10'4" x 16'5")
Most attractive room with multi fuel stove set on a slate hearth with solid oak beam over. It has ceramic tiled flooring, recessed bookshelves and double doors to the paved patio area to the rear. Window to the front.

BATHROOM: 2.31m x 2.06m (7'7" x 6'9")
Colour washed pine lined bathroom with beautiful period cast iron roll top bath, white vanity basin and W.C. Ceramic tiled floor, chrome plated electric towel rail and window to the rear.

KITCHEN / DINING ROOM: 3.07m x 5.08m (10'1" x 16'8")
Also with ceramic tiled floor, the country style kitchen is fitted with blue base units and cream wall units. Solid timber worktops and tiled splashbacks surround the Belfast sink and large range electric cooker. Ample space for dining, plumbing for dishwasher and window to the front.

UTILITY ROOM: 3.15m x 1.82m (10'4" x 6'0")
Outshot to the rear of the main house the utility room has a double glazed rear entrance door and window towards the back garden. It is fitted with wood effect and cream base units with pelmet lighting above and matching work surfaces incorporating single bowl single drainer stainless steel sink. Plumbing for washing machine and quarry tiled flooring.

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Seaview Croft rear garden

From the entrance hallway the staircase leads to the top hall which has recessed lighting, roof window to the rear and a good size built utility store/linen cupboard.

BEDROOM 1: 3.24m x 4.06m (10'8" x 13'4")
Double room with camcile ceiling and large built-in cupboard. Velux roof window with blind to the front. TV socket.

SHOWER ROOM: 2.33m x 1.79m (7'8" x 5'10")
The shower room has a modern white suite comprising W.C. with concealed cistern, pedestal washbasin and shower. Hardwood flooring, recessed ceiling lighting and roof window with blind to the front. Electric heated towel rail.

BEDROOM 2: 2.68m x 4.12m (8'10" x 13'6")
A further double room currently used as a twin bedroom. Camcile ceiling, built-in cupboard and roof window with blind to the front.

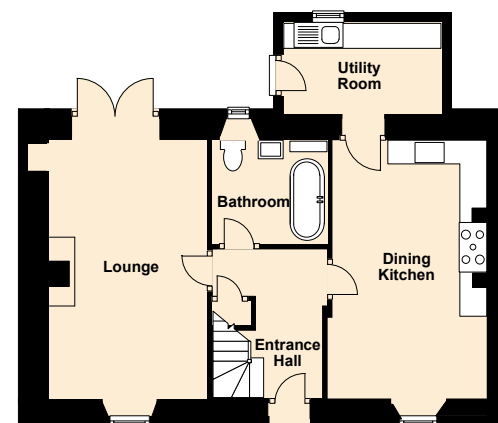
GARDEN:
The property has a southerly aspect and an easily maintained, enclosed garden with gravel driveway affording off road parking, and a paved patio area to the rear. It has a roadside frontage and is bounded by open fields to the sides and rear.

SERVICES:
The property is connected to mains electricity and mains water. Drainage is to a septic tank shared by a neighbouring property. The central heating is by electric storage heaters discreetly housed in ventilated cabinets and supplemented by convectors.

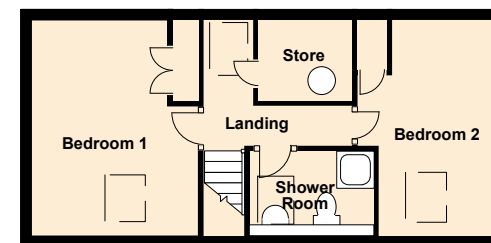
COUNCIL TAX:
The property is currently commercially rated (£1050 R.V.) and would require to be re-assessed if purchased for residential use.

OTHER INFORMATION:
Seaview Croft is a traditional cottage of character, over 100 years old and situated within the small community of Auchencairn on the outskirts of Whiting Bay. It enjoys uninterrupted views across adjacent fields towards the sea and is a few minutes drive from the centre of Whiting Bay. Amenities within Whiting Bay include the local primary school, a selection of excellent village shops, garage, sports field, bowling green and of course the 18 hole golf course. The secondary school is in Lamlash to which pupils are conveyed daily by bus.

Seaview Croft is currently a very successful holiday letting property and the owners would be willing to dispose of all the furnishings and equipment by separate negotiation.



Seaview Croft Ground Floor



Seaview Croft First Floor

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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