

Arran Estate Agents



Silverbrae Lodge, Whiting Bay

Silverbrae Lodge, Golf Course Road, Whiting Bay, Isle of Arran

Newly completed detached bungalow in unique elevated location with views across the Firth of Clyde and having accommodation including entrance vestibule and hallway, 3 double bedrooms, bathroom, en-suite shower room, dining kitchen, utility room and lounge with dining area and patio doors. Extensive decking and terraced areas with gravel parking and tarmac driveway, detached garage/workshop. A beautifully finished family home in an attractive location a short distance from the village centre.

Directions: From Brodick pier turn left and proceed through Lamlash to Whiting Bay. Travel through the centre of the village and turn right up Golf Course Road, travel for approximately 400 metres where Silverbrae Lodge is located on the left hand side a short distance from the road and immediately before the cross roads.

ACCOMMODATION:

ENTRANCE VESTIBULE: 2.00m x 2.10m (6'7" x 6'11")

The main access to the property is to the rear where there is also wheelchair access through double external doors to the entrance vestibule with cloaks facility and tile effect vinyl floor covering. Inner door to the hallway.

HALLWAY:

Central hallway with large walk-in cupboard and open aspect to the dining area. Oak flooring throughout hall, lounge/dining room and bedrooms.

BEDROOM 1: 3.20m x 4.50m (10'6" x 14'9")

Good size double bedroom with built-in wardrobe and window to the side. View to Holy Isle.

BEDROOM 2: 3.46m x 3.80m (11'4" x 12'6")

Further double room also with built-in wardrobe and window to the front - again with sea views. Beautifully finished en-suite shower room with WC, wash hand basin, full width shower, radiator towel rail, ceramic tile floor and window to the side.



BATHROOM: 2.30m x 1.90m (7'7" x 6'3")

The family bathroom has also been finished to an exceptionally high standard with partially tiled walls and contrasting floor tiles and fitted shelving for towel storage. It has a bath with shower over, pedestal wash basin, close coupled WC, radiator towel rail, recessed lighting and window to the front.

BEDROOM 3: 4.36m x 4.20m (14'4" x 13'9") overall

Nicely shaped master bedroom with window to the front enjoying views to Holy Isle.

KITCHEN:

4.40m x 4.06m (14'5" x 13'4") overall

The beautifully finished kitchen has space for dining and is fitted to a high standard with cream coloured base and wall units with soft close drawers, integral fridge freezer and dishwasher and contrasting work surface incorporating a 1½ bowl stainless steel sink with mixer tap, ceramic hob with ceramic tiled splash back and oven with extractor hood over. Tile effect vinyl flooring. Window to the rear.

UTILITY ROOM:

4.40m x 1.80m (14'5" x 5'11")

Off the kitchen is the utility room with automatic washing machine and tumble drier, stainless steel sink and fitted units. Doorway and window to the side garden. Tile effect vinyl flooring.

DINING ROOM/LOUNGE:

9.16m x 4.06m (30'1" x 13'4") overall

The open plan dining lounge area has a large window to the side with a view to the hills beyond Glen Ashdale and there are side and front patio doors to the decked terrace. There is a remote control electric focal point fire giving instant heat by convection.

GARDEN:

Access to the property is by a tarmac driveway leading down from Golf Course Road to the spacious gravel parking areas to the side of the house and adjacent to the garage/workshop.

There are raised beds and there is a lawned area to the front with slabbed patio. An elevated decked terrace along the front of the property leads to the south facing patio sitting area along the side.

There is a well proportioned garage/workshop with vehicle doors to the front and window and side door to the garden. There is shelving, power and lighting.

SERVICES:

The property is connected to mains electricity, water and drainage. Central heating is by radiators heated by the oil fired boiler located in the utility room.

COUNCIL TAX:

The property has not yet been assessed for Council Tax or Rates.

OTHER INFORMATION:

This recently completed house is finished to a high standard and is offered for sale fully furnished if required. It has a unique location set back from the public road and enjoying views across the adjacent fields to Holy Isle and the Firth of Clyde.

The property has a full 10 year NHBC guarantee and all integrated appliances are included in the price.

It is situated close to the local walks of Glen Ashdale Falls and the Fairy Glen and is a short distance from the centre where local amenities include a selection of excellent shops and restaurants, pub, putting green, bowling green and 18 hole golf course as well as boating facilities in the bay. Whiting Bay has its own primary school, the secondary school being at Lamlash to which pupils are conveyed daily by bus.



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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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