

Arran Estate Agents



Stanford, Whiting Bay

Stanford, Whiting Bay, Isle of Arran.

Attractive red sandstone villa in prominent central location near the heart of Whiting Bay with seafront location across from the sandy beach. The property enjoys uninterrupted views of Holy Isle and the Ayrshire Coast and comprises Entrance Hall and two ground floor bedrooms, large dining room, kitchen, utility room, laundry and toilet and on the upper floor a further toilet, hall, lounge, three bedrooms and bathroom. Excellent family home or Guest House.

DIRECTIONS: From Brodick Pier turn left and proceed to Whiting Bay. Travel through the centre of the village and **STANFORD** is the third on the right after the Golf Course Road end at the south end of the village.

ACCOMMODATION:

ENTRANCEWAY: 5.89M X 1.98M [19'4" X 6'6"]

Double glazed front door leads in to the hallway which gives access to all downstairs apartments.

DINING ROOM: 4.72M X 4.57M [15'6" X 15'0"] + BAY

Large room with bay window to the front giving superb views over the bay with seating for up to 20 with open fire with an attractive surround and timber mantle.

KITCHEN: 4.57M X 3.81M [15'0" X 12'6"]

large kitchen with fitted base and wall units, shelving, double bowl double drainer stainless steel sink unit, wash hand basin and clothes pulley. Window to the side and doors to dining room, hall and through to the utility room and rear entrance.

UTILITY ROOM: 3.58M X 2.74M [11'9" X 9'0"]

Glazed door from the kitchen leads into the utility area with walk-in pantry and linen cupboards. Window to the side.



LAUNDRY: 2.59M X 2.28M [8'6" X 7'6"] OVERALL

Good size laundry area with deep stainless steel sink unit, automatic washing machine and tumble dryer, window and door to the rear. Garden toilet/shower room with white W.C. and shower cubicle.

BEDROOM 1: 3.60M X 3.99M [11'10" X 13'1"] OVERALL

Downstairs double bedroom off the hallway with large double window to the front overlooking the bay. White wash hand basin.

BEDROOM 2: 3.58M X 1.98M [11'9" X 6'6"] OVERALL

Single room with window to the side and with white wash hand basin.

SEPARATE W.C.: 1.98M X 1.00M [6'6" X 3'3"]

On mezzanine floor with coloured W.C. and wash hand basin. Mechanical extract vent.

BATHROOM: 2.95M X 1.77M [9'8" X 5'10"]

Also on mezzanine floor with adjacent hall/storage area the bathroom contains white 4 piece bathroom suite comprising bath, W.C., wash hand basin and electric shower in a tiled cubicle with sliding glazed doors. Window overlooking the rear garden, vinyl flooring and wall tiling. Wall convector heater and pendant light.

UPSTAIRS LOUNGE: 5.86M X 4.11M [19'3" X 13'6"] OVERALL

Large lounge on the first floor with bay window giving superb views over the bay. Fitted window seat, feature fireclay brick open fire with tiled hearth, surround and mantle. Wall and ceiling lights.

BEDROOM 3: 4.67M X 3.75M [15'4" X 12'4"] OVERALL

Double room with window to the side having open sea views. White wash hand basin.

BEDROOM 4: 3.40M X 2.33M [11'2" X 7'8"] OVERALL

Single room with dormer window to the front. Wash hand basin

BEDROOM 5: 4.85M X 3.60M [15'11" X 11'10"]

Attractive large family room with French windows giving a pleasant outlook on to the small balcony. Wash hand basin and wall mounted convector panel heater.

GARDEN:

The property has a comparatively small, flat garden with concrete driveway affording off road parking for several cars. To the rear there is a small sheltered lawn/drying area with two substantial timber sheds and to the front there is a stone wall with cast iron railings in character with the period of the house, bounding small lawns and flower beds.

SERVICES:

The property is connected to mains electricity, water and drainage. Central heating is by storage heaters on "total control" tariff.

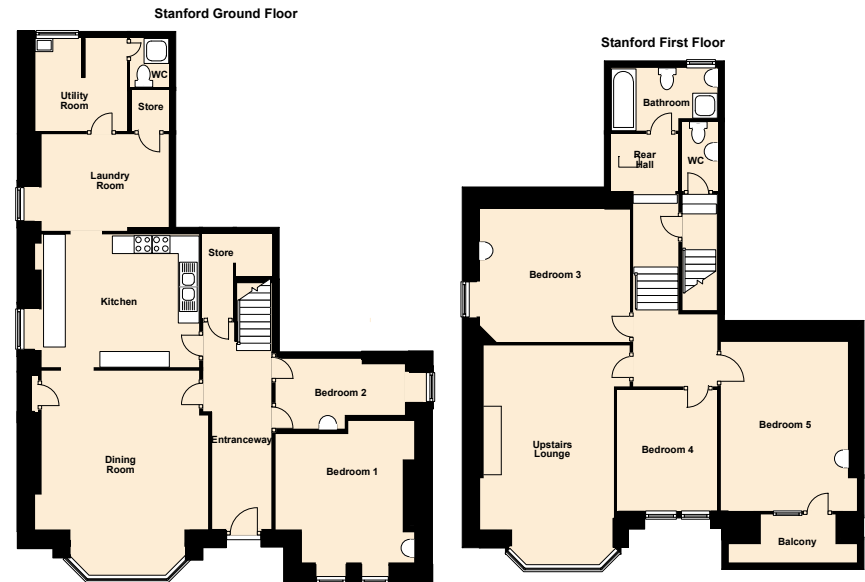
COUNCIL TAX:

The property is banded 'E' paying £1408 during 2010/2011 excluding water and waste water charges.

OTHER INFORMATION:

Stanford has for many years been run as a Guest House and although presently a family home it could be used commercially if required. It is a short flat walk to the excellent selection of local shops and is about ½mile from the Primary School.

Appended to Stanford is the small self contained flat known as Afton which is excluded from the sale.



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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