

Arran Estate Agents



Waterstone House, Whiting Bay

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Most attractive detached villa which has been recently completed to an extremely high standard and is offered fully furnished if required. Accommodation comprises reception hallway, lounge, large open plan dining kitchen, utility room, toilet, one ground floor bedroom with ensuite shower room and on the upper floor a further four bedrooms, one with ensuite shower room, plus family bathroom. Landscaped garden with attractive lawn, patio and water feature. A most attractive property in a quiet location overlooking the Ashdale burn.

Directions: From Brodick Pier turn left and proceed through Lamlash to Whiting Bay. Towards the end of Whiting Bay turn right up Montrose Terrace where the villa is located on the right hand side.



ACCOMMODATION:

RECEPTION HALLWAY: 2.17m x 5.17m (7'1" x 17'0") overall
The sheltered front entrance leads to the reception hallway with white oak veneered laminate flooring, and American Oak staircase matching the oak panelled doors. There is a handy toilet located below the stairs.

BEDROOM 1: 3.25m x 3.21m (10'8" x 10'6")
ENSUITE SHOWER ROOM: 1.42m x 1.86m (4'8" x 6'1")
Good sized double room with window to the front and having ensuite shower room with curved corner shower, close coupled W.C. and corner wash basin. Continental style taps, non slip vinyl flooring and walls finished with panelled, grained dado.

LOUNGE: 3.60m x 5.97m (11'10" x 19'7")
From the hall, a multi pane door leads to this spacious bright room with windows to the front and side and with oak finished flooring.

KITCHEN/DINING ROOM: 9.23m x 3.83m (30'3" x 12'7") overall
To the rear of the property the large dining kitchen has a spacious dining area with two sets of patio doors to the side and rear garden. The excellent quality fitted kitchen is finished in an ivory colour and includes integrated dishwasher, oak worktops with inset circular bowl sinks, stainless steel range cooker with five gas rings and a ceramic hot plate, four ovens and a stainless steel extract hood over and central island unit.

UTILITY ROOM: 1.69m x 1.86m (5'7" x 6'1")
Off the kitchen, the utility room has fitted base units also with circular bowl sinks. Door to the side garden.

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From the reception hallway the beautiful oak staircase leads to the spacious top hall with fitted linen cupboard. There is also a large built cupboard which accommodates the hot water tank.

BEDROOM 2: 3.60m x 5.21m (11'10" x 17'1")
ENSUITE SHOWER ROOM: 2.17m x 1.69m (7'1" x 5'7") overall

Master bedroom to the front of the property with two double built wardrobes. There is a spacious ensuite shower room with non slip flooring and panelled walls to the built shower area. There is also a large chromium towel rail, W.C. and washbasin with mirror and shaver light and the bathroom is illuminated by recessed ceiling spots.

BEDROOM 3: 3.78m x 3.71m (12'5" x 12'2")
Good double bedroom with windows to the rear and side and having fitted wardrobe.

BATHROOM: 1.90m x 2.43m (6'3" x 8'0")
The family bathroom has a deep white bath forming part of the suite, comprising wash basin, W.C. and corner shower. There are ceiling lights, mirror and shaver light as well as chromium towel rail.

BEDROOM 4: 3.32m x 3.22m (10'11" x 10'7")
Further double bedroom with built double wardrobe and window to the rear.

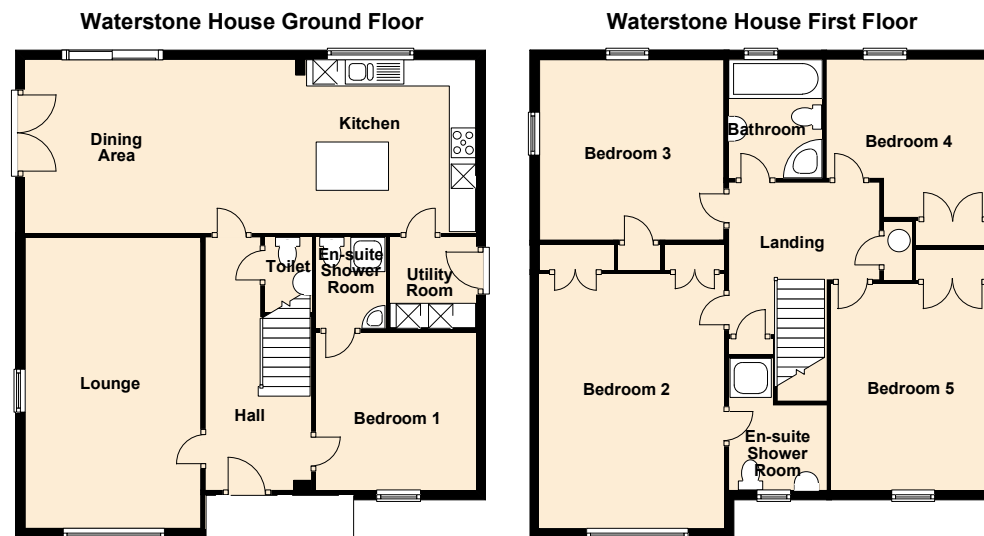
BEDROOM 5: 3.25m x 4.23m (10'8" x 13'11")
Double bedroom with window to the front and double wardrobe.

GARDEN:
The garden at Waterstone House has been tastefully landscaped creating a large parking and turning area to the front with lawns to the side and patios to the rear with the stone faced retaining wall and water feature. To the rear of the property is a wild flower garden giving a natural colourful backdrop.

SERVICES:
The property is connected to mains electricity and mains water, and drainage is to a shared septic tank. Central heating is by the freestanding oil fired boiler located externally, and heating radiators throughout.

COUNCIL TAX:
Waterstone House is currently awaiting assessment for council tax, but it is likely be in either band F or G.

OTHER INFORMATION:
Waterstone House has been fully furnished to a high standard and all the furniture and equipment is available if required creating an instant holiday home or property for letting. Access to the property is from Montrose Terrace leading to the narrow track which leads to Glen Ashdale. The house overlooks the fast flowing Glen Ashdale burn from which it is separated by an attractive belt of trees and colourful shrubs. The property is within a short distance of shops and other amenities within the village. It is approximately one mile from the village primary school, the secondary school being at Lamlash to which pupils are conveyed daily by bus. Other amenities in Whiting Bay include the bowling green, putting green, 18 hole golf course and excellent boating facilities from the sandy beach.



FLOOR PLANS • 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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