

01294 60 2000

[www.jascampbell.co.uk](http://www.jascampbell.co.uk)

JAS CAMPBELL & CO LTD  
—ws—  
solicitors notaries estate agents



Semi-detached House  
1 North Bank Cottages, Whiting Bay, Isle of Arran, KA27 8QA  
Offers Over £180,000



rightmove

nTheMarket

Zoopla

PrimeLocation.com

espc







Jas Campbell & Co Ltd are pleased to be marketing this three bedroomed Semi Detached Cottage which is located in a beautiful semi rural locale of Whiting Bay. Although this property is in need of modernisation it has lots of potential. This would be suitable for a variety of buyers whether it be as a family home or a buy to let investment. The beautiful Sandbraes beach is only a few minutes walk away.

Whiting Bay is located 6.3 miles from Brodick where the main ferry terminal is located. There is a village hall, local pub, restaurants, excellent shops, an 18 hole golf course and bowling green amongst many other amenities. The village boasts having a primary school with the secondary school located only 3 miles north in Lamlash.

Ground Floor Accommodation: Entrance Hallway - Lounge with a glass door to the rear garden - Kitchen with floor and wall units together with a washing machine and dryer which are included in the sale - Dining Room which has been utilised as a third bedroom - Bathroom housing a three piece bathroom suite.

First Floor Accommodation: Top Landing with access to the water tank and a large storage cupboard - Bedroom One houses fitted wardrobes and eave storage - Bedroom Two also benefits from having fitted wardrobes. Both upstairs bedrooms offer countryside views to the back garden and unspoilt green fields.

Internal Viewing Highly Recommended

## MEASUREMENTS

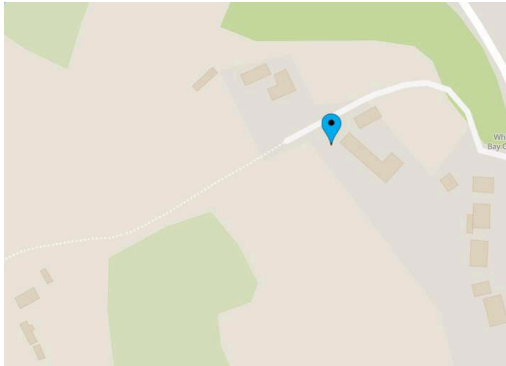
Entrance Hall	2.80 m x 1.08 m / 9'2" x 3'7"
Kitchen	2.14 m x 2.32 m / 7'0" x 7'7"
Lounge	4.67 m x 3.05 m / 15'4" x 10'0"
Dining Room/Bedroom 3	3.05 m x 2.03 m / 10'0" x 6'8"
Rear Hallway	3.02 m x 1.02 m / 9'11" x 3'4"
Bathroom	2.05 m x 1.97 m / 6'9" x 6'6"
Top Landing	1.00 m x 1.00 m / 3'3" x 3'3"
Bedroom 1	4.00 m x 3.12 m / 13'1" x 10'3"
Bedroom 2	4.00 m x 3.07 m / 13'1" x 10'1"

## FEATURES

Three Bedrooms  
Semi Detached Cottage  
Beautiful Semi Rural Locale  
Close to local amenities  
Family Home  
More than ample storage  
Double Glazing  
Electric Central Heating  
Upgrading Required

**EPC RATING - F**

**COUNCIL TAX BAND - C**



## TRAVEL DIRECTIONS

What 3 words: gurgling.stubbed.something  
Every 3 metre square of the world has been given a unique combination of three words. Whiting bay is located on the south east coast of the Isle of Arran and is approximately 20 minutes drive from the Ferry Terminal in Brodick with 2 ferry's running to the mainland daily.



### Viewing

Tel: 01294 60 2000

### Offers

All further negotiations and all offers to be lodged with Messrs Jas Campbell & Co. WS. 76 Princes Street, Ardrossan KA22 8DQ.

### Valuation

If you have property to sell we can provide you with a pre-sale advice and opinion on the sale of your property.

### Important

These particulars are believed to be correct and have been prepared in good faith, but their accuracy is not guaranteed and they do not form part of any contract.



SOLICITORS  
AND INDEPENDENT  
FINANCIAL ADVICE

Ref:  
E481608

espc

JAS CAMPBELL & CO LTD  
solicitors notaries estate agents



Bank of Scotland Buildings, 57 Dockhead Street  
Saltcoats KA21 5EH Telephone 01294 60 2000  
Fax 01294 603 023 DX 591001 Saltcoats  
E-mail: mail@jascampbell.co.uk www.jascampbell.co.uk

85 Main Street, West Kilbride  
Telephone 01294 829 599  
or 01294 829 602

76 Princes Street Ardrossan  
Telephone 01294 464 131  
or 01294 60 2000

Unit 2, Douglas Centre,  
Brodick Isle of Arran KA27 8AJ  
Telephone 01770 302 027