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Silverburn, Whiting Bay, Isle of Arran KA27 8QT

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**Arran**  
ESTATE AGENTS



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- Semi-detached cottage villa
- Potential to upgrade
- Close to village amenities
- Three bedrooms and a study
- Sea views
- Stunning elevated location

### DESCRIPTION

Silverburn is a traditional semi-detached villa with many desirable and traditional features. It is located in an extremely desirable position in Whiting Bay, in an elevated site above the village centre with views over the Clyde and across to the Ayrshire coast. This substantial home comprises kitchen, living/dining room, lounge, conservatory/sun room and ground floor bedroom. On the first floor there are two double bedrooms, one with an ensuite, a family bathroom and a nursery/study.

The accommodation is extremely versatile offering the potential purchaser a variety of living options – and a wonderful home just a stone's throw from the village's many amenities.

### SERVICES

Silverburn is connected to mains electricity, water and drainage. Heating is by way of electric storage heaters and supplemented by the log burning stove in the living/dining room.

### COUNCIL TAX

The property is banded 'D' paying £1790.80 including water and drainage in 20/21

### DIRECTIONS

From Brodick Pier turn left and proceed through Lamlash to Whiting Bay. Continue to the centre of the village, turn right at Kiscadale Car Park and proceed roughly 200 metres up Kiscadale Road, Silverburn is the third exit road on the right.

### OTHER INFORMATION

Silverburn enjoys an elevated village location taking in the spectacular views over the village of Whiting Bay and beyond to the Ayrshire Coast, yet still close to the village amenities. Whiting Bay is located on the south east coast of Arran and overlooks the sea to the very southern point of Scotland on a clear day. The village has a general store, cafes, post office, pharmacy, bistro pub, art gallery, furnishings shop and hardware shop. Above the village there is an 18 hole golf course. It has easy access to the many forestry and country walks including picturesque Glenashdale and Fairy Glen. Whiting Bay has its own primary school, the main secondary school being at Lamlash to which pupils travel daily by bus.





ACCOMMODATION

Entrance is by way of the sheltered back door, past the traditional outdoor pantry, which benefits from plumbing and a power supply, and into the kitchen and from here into a large cosy living/dining room complete with a multi-fuel stove.

The sun lounge/conservatory extends along the side of the property, offering a multitude of possible uses, and can be accessed from this lounge and also from the central hallway.

On this floor there is a further public room and a single bedroom. The first floor has two double bedrooms, each with triple dormer windows providing lots of natural light. Bedroom one further benefits from an ensuite bathroom.

A small study, or possibly nursery, and a family bathroom complete the accommodation in Silverburn.

The property has recently been a long term let and as such has been rewired with regulatory smoke detectors installed. It is mostly double glazed, with the exception of a small ceiling window and the kitchen door.

Silverburn is a substantial stone built and well proportioned property which could be configured in a variety of ways to provide a dream family home for the new owners.

APPROXIMATE ROOM SIZES

KITCHEN:	3.85m x 2.02m [11'7" x 6'6"]
LIVING / DINING ROOM:	3.48m x 4.85m [11'4" x 15'9"]
LOUNGE:	3.56m x 4.76m [11'6" x 15'6"]
BEDROOM 3 / STUDY:	3.29m x 1.85m [10'8" x 6'0"]
CONSERVATORY / SUN LOUNGE:	6.80m x 1.96m [22'3" x 6'4"]
HALLWAY:	3.23m x 2.71m [10'6" x 8'9"] OVERALL
BEDROOM 1:	3.99m x 4.57m [13'0" x 14'10"] OVERALL
ENSUITE:	3.55m x 1.00m [11'6" x 3'2"]
BEDROOM 2:	3.38m x 4.77m [11'0" x 5'7"] OVERALL
NURSERY/STUDY:	2.12m x 1.75m [6'7" x 5'7"]
FAMILY BATHROOM:	2.48m x 2.78m [8'1" x 9"]







**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 460361; [www.calmac.co.uk](http://www.calmac.co.uk)

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