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Garret Cottage, Whiting Bay

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## GARRET COTTAGE, WHITING BAY, KA27 8PZ

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### IN BRIEF

- Charming detached cottage
- Walk-in condition
- Unrestricted sea views
- Desirable village location
- Off-road parking
- Ideal retiral or starter home

### DESCRIPTION

Garret Cottage is a detached cottage villa which has been lovingly renovated to create a spacious, light and bright home. It enjoys the ideal village location, close to all the amenities of Whiting Bay and enjoys stunning sea views across to the Ayrshire coast. Accommodation comprises entrance porch, fitted kitchen with breakfasting area, double bedroom with built in wardrobe, bathroom and a large storage cupboard. On the upper floor there is a spacious lounge with dining area, enjoying plenty of light from the front facing triple aspect dormer window and two roof windows.

### DIRECTIONS

From Brodick Pier turn left and proceed south through Lamlash to Whiting Bay. On entering the village, pass the Sandbraes playing field on the left, Garret Cottage is the first property on the right, immediately after the Bay Stores.

### GARDEN

Access from the road is by means of a gravel driveway that leads up to the property, where there is ample space for parking and turning. At the front the cottage there is a paviour walk way and a patio area for alfresco dining - the perfect spot for enjoying a morning coffee and the peaceful seaside views.

To the rear, a few steps lead to the securely fenced terraced lawn area with a small paviour patio area and drying green.

### SERVICES

Garret Cottage is connected to mains water and electricity, kitchen waste is to mains drainage and bathroom waste is to a septic tank located in the grounds. Heating and hot water is by an oil fired boiler located in the kitchen, supplying radiators throughout.

### COUNCIL TAX

The cottage is currently a holiday letting property, as such is commercially rated, however can easily be assessed for council tax to allow conversion back to a residential home.



**DESCRIPTION**

Entrance to Garret cottage is by way of a really useful porch to the side of the property, offering the ideal space for storing outdoor gear and cloaks. The door opens into the spacious breakfasting kitchen, fully fitted with a generous mixture of floor and wall mounted timber units, integrated oven, grill and induction hob with complementary worktop. There is also plumbing for a washing machine and a space for a freestanding fridge freezer. The dining area off the kitchen in this cottage is a delightful feature, offering a cosy alcove with stunning views to the sea.

To the rear of the kitchen a door leads into the hallway with a large walk-in cupboard and a further door in to the family bathroom room. The modern bathroom is partially tiled and fitted with a white suite with shower over the bath.

The double bedroom is on the ground floor, generously proportioned with a built-in wardrobe, this room benefits from the fantastic view over the front garden across to the sea.

Stairs at the rear of the kitchen lead to the upper floor to a large lounge/dining area, full of light and providing the cottage with an extensive and flexible living space for dining, entertaining and home office.

Garret Cottage is currently a holiday let, but would be the ideal starter or retiral home – early viewing would be recommended.

The majority of the contents can be included in this sale by negotiation.

**APPROXIMATE ROOM DIMENSIONS**

ENTRANCE PORCH	1.10m (3'7) x 2.20m (7'3)
KITCHEN	3.20m (10'6) x 5.89m (19'4) overall
BEDROOM	2.50m (8'2) x 3.78m (12'5)
BATHROOM	2.74m (9'0) x 1.98m (6'6) overall
LOUNGE	5.89m (19'3) x 5.91m (19'5) overall

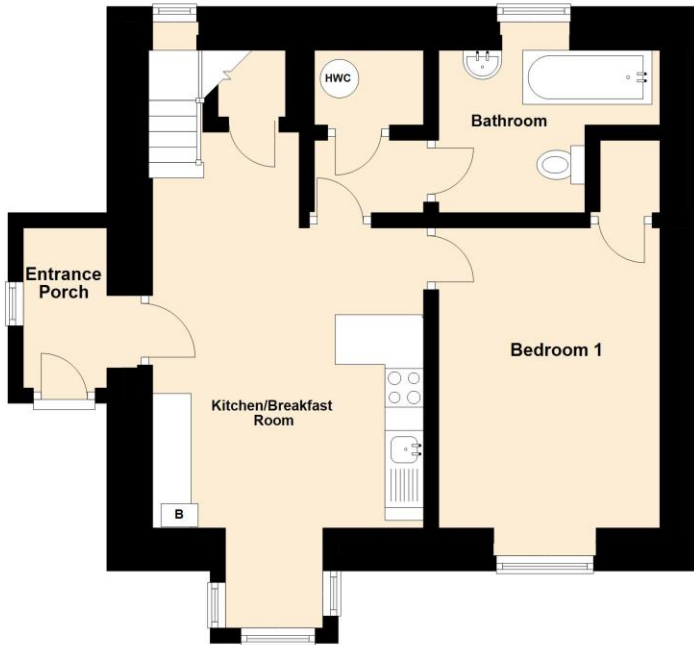
**OTHER INFORMATION**

Garrett Cottage is in a wonderful position being on the roadside of the shore, near all the village amenities of Whiting Bay and the bus stop only a few yards away from the property. Local amenities include shops, pub and restaurants, petrol station, the playing field at Sandbraes as well as a bowling green and an 18 hole golf course. Whiting Bay has its own primary school, the secondary school being at Lamlash to which pupils are conveyed daily by bus.

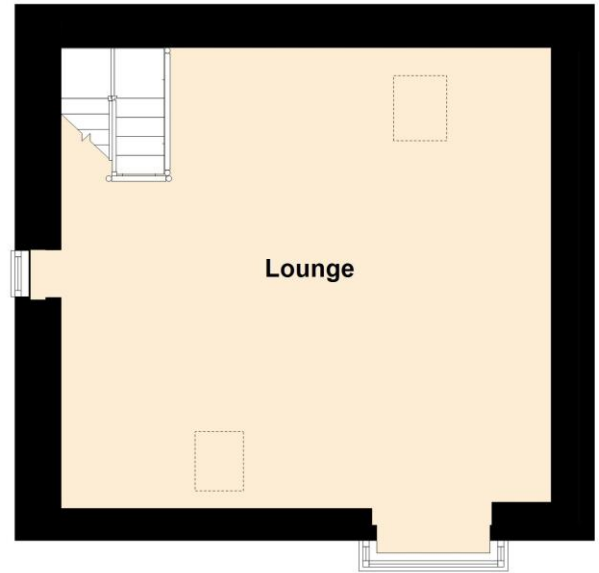




Garret Cottage - Ground Floor



Garret Cottage Upper Floor



**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 460 361 [www.calmac.co.uk](http://www.calmac.co.uk)*

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

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 any contract.