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Trafalgar, Whiting Bay

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**Arran**  
ESTATE AGENTS



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## TRAFALGAR, WHITING BAY, KA27 8PZ

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### TRAFALGAR IN BRIEF

- Extremely desirable location
- Stunning sea views
- Off road parking and extensive gardens
- Substantial semi-detached
- Walk-in condition with period features
- 5 bedrooms, 2 bathrooms

### DESCRIPTION

Trafalgar is a substantial, semi detached villa located on the roadside of the shore in the village of Whiting Bay, enjoying the sea views across to the Ayrshire coastline. This impressive villa is beautifully presented, charming period property, enjoying many original features and qualities.

Accommodation comprises entrance vestibule, central hallway, spacious lounge, formal dining room, contemporary bathroom, breakfasting kitchen with pantry/ butler room leading into a spacious boot room with rear door out to the garden. On the first floor there are four double and one single bedrooms, three of which are to the front of the property with sea views. A spacious family shower room completes the upper floor accommodation.

### GARDENS

The gardens are immaculate and beautifully designed, creating a multi-functional purpose areas to make the most of the south facing rear garden. The grounds are relatively flat mainly laid to gravel, with a lawn area to the front and container planting and there is ample parking and turning space for several cars. The borders are bounded with fencing and to the rear a terraced embankment, planted with mature trees and shrubs. There are two generous timber outbuildings, greenhouse and appended external store housing the oil-boiler.

We understand that, should the necessary planning and regulations be sought, there is the potential for extension to Trafalgar and the addition of a caravan or possibly a summer house within the garden.

### 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, Trafalgar is the third property on the right, immediately after the Bay Stores.

### COUNCIL TAX

The property is banded "E" paying £2325.36 in 2021/22 including waster and water charges.

### SERVICES

Trafalgar is connected to mains water, drainage and electricity, Heating and hot water is by an oil fired boiler, supplying radiators throughout.



## ACCOMMODATION

Once the home of the well known Trafalgar Restaurant, this traditional seafront villa has been transformed and is now a spacious family home. Stepping on to the covered veranda and through the front door you are immersed into a traditional period property, full of original features and character.

The central front door and entrance hallway accesses the main reception rooms of the house, both with bay windows and uninterrupted sea views across to the Ayrshire coast. Both reception rooms are light and sizeable with high ceilings and original coving. The grand lounge has been fitted with a modern wood burning stove and tiled surround; whilst the dining room could accommodate a table of ten people or more.

The arched hallway leads on around past the family bathroom, which is fitted with a contemporary bath with shower over and white suite; on to the breakfast kitchen at the rear of the house

The modern kitchen truly is a cooks delight and has been specifically designed with that in mind. With an expansive counter top, plenty of wall and base units, a breakfast bar and space to accommodate a large American style fridge. There is a range with a five-burner gas hob and electric oven/ grill, which can be available by separate negotiation.

Leading off the kitchen there is a spacious butler and utility room with plumbing for a washing machine, storage space and pantry. This room opens into the boot room, that has been fitted with a traditional pulley and has a rear door out to the garden. There is space for a large chest freezer and room for all your outdoor weather gear.

From the hallway the stairs lead up to the upper floor where there are 4 double bedrooms and one single bedroom and a contemporary shower room fitted with a white suite to complete the accommodation of the substantial villa.

Three of the bedrooms enjoy the impressive sea views across to the Ayrshire coast line and 2 are to the rear overlooking the garden.

Some of the furniture and contents can be included in the sale by separate negotiation.

## OTHER INFORMATION

Trafalgar is in a wonderful position being on the Shore Road, with stunning views, easy access to the sandy beach, close to all the village amenities and the bus stop only a few yards away from the property.

Local amenities include various shops, petrol station, pub and restaurants, 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 Lamash to which pupils are conveyed daily by bus.



TRAFALGAR

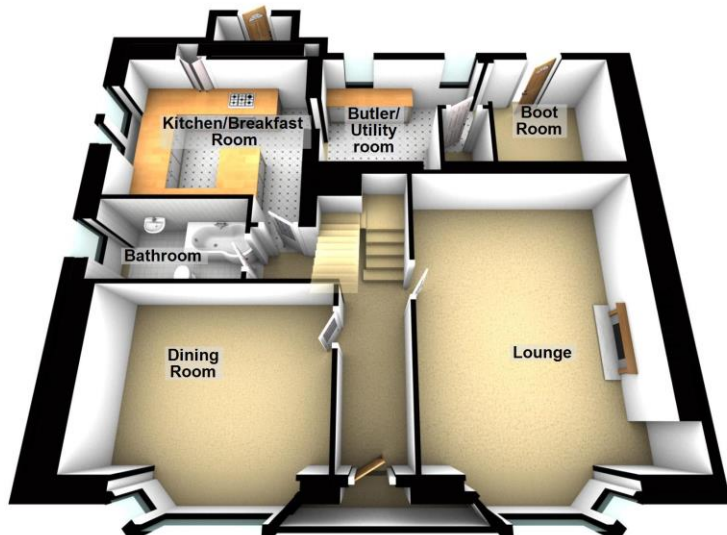


## APPROXIMATE ROOM SIZES

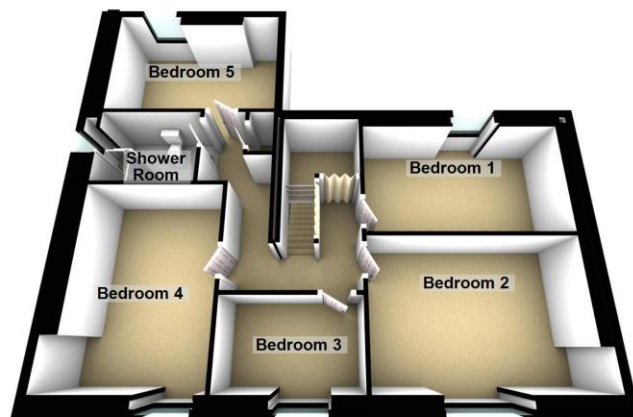
Lounge	6.75m (22'2) X 4.54M (14'11) overall
Dining room	4.20m (13'9) x 4.60m (15'1) overall
Bathroom	1.70m (5'7) X 2.86m (9'5)
Kitchen	4.07m (13'4) x 4.20m (13'9) overall
Butler/ Utility room	2.23m (7'4) x 3.70m (12'2) overall
Boot Room	2.68m (8'10) x 2.47m (8'1) overall

Bedroom 1	2.60m (8'6) x 4.60m (15'1)
Bedroom 2	3.20m (10'6) x 4.60m (15'1)
Bedroom 3	1.91m (6'3) x 3.03m (9'11)
Bedroom 4	4.40m (14'5) x 2.95m (9'8)
Shower room	1.84m (6'0) x 2.31m (7'7)
Bedroom 5	2.84m (9'4) x 4.12m (13'6)

Trafalgar Ground Floor



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

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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.

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