



Seaview Cottage,  
Kings Cross,  
Whiting Bay,  
KA27 8RG



**Arran**  
ESTATE AGENTS   
ISLAND OWNED & RUN SINCE 1990



**3 Bed  
Cottage**  
located in Kings Cross



**\*\* UNDER OFFER \*\***

Nestled in the serene hamlet of Kingcross, Seaview Cottage is a traditional 'Butt and Ben' stone property which has been extended to create a welcoming home. Located in the elevated rural peaceful hamlet of Kingcross, near to the amenities of Whiting Bay, it enjoys a southerly aspect across the Firth of Clyde with stunning views towards the Ayrshire Coast line and beyond.

One of the standout features of Seaview Cottage is its breathtaking southerly views across the Firth of Clyde towards the Ayrshire Coastline. Imagine waking up to the sight of the sun glistening on the water, or enjoying a peaceful evening watching the sunset over the horizon - this could be your daily reality at this idyllic location. Although Seaview Cottage does require some refurbishment, it has potential to be a cosy hideaway or starter home with a flexible layout.

Conveniently located near the amenities of Whiting Bay, you can enjoy the tranquillity of rural living without sacrificing access to essential facilities. Whether you're looking for a peaceful retreat or a cosy family home, Seaview Cottage offers the best of both worlds.

Don't miss the opportunity to own a piece of history in a picturesque setting. Embrace the charm of countryside living and make Seaview Cottage your own slice of paradise in the heart of Kingcross.

Kingscross is a quiet rural settlement on the outskirts of Whiting Bay. The cottage, is a short walk to the beach at Kingscross Point and the Arran Coastal pathway to Whiting Bay or Lamlash. Kingscross is approximately 3 miles from Lamlash. There is a primary school within Whiting Bay village as well as shops, a petrol station, restaurants and pub. The secondary school is at Lamlash. Whiting Bay has its own 18 hole golf course, bowling green and a beautiful beach.

**Sun room/ conservatory**

7'1" x 11'0"

The spacious entrance sun room conservatory opens via double French Doors into a small central hallway which accesses all the accommodation within.

The hallway accommodates ladder timber stairs to the upper floor.

**Living / kitchen**

7'7" x 12'2"

To the right is the main living space with wood burning stove and bespoke built in cupboard storage with worktop and a window to the front taking in the impressive views

**Utility / kitchen**

5'5" x 5'1"

Off the living area to the rear is access through to a utility/kitchen area with pantry off. The utility area is currently fitted with a sink and has plumbing for a washing machine and window to the rear.

**Pantry**

4'11" x 3'11"

Off the utility / kitchen area with a window to the front.

**Bedroom 1 / Lounge**

10'1" x 11'11"

To the left of the hallway is a ground floor double bedroom / lounge with French doors into the conservatory and a door through into the large shower room.

**Shower**

5'7" x 9'9"

Spacious shower room with a frosted window to the front of the cottage.

**Attic room 1**

10'10" x 7'5"

Ladder stairs lead up to a small landing space with eaves storage cupboards.

Good size room with a dormer windows taking in the wonderful views to the front of the cottage.

**Attic room 3**

10'7" x 7'5"

Good size room with a dormer windows taking in the wonderful views to the front of the cottage.

**Garden**

Seaview Cottage is securely bounded by mature hedging and fencing. The garden area enjoys a southerly aspect mostly to the front and side, with uninterrupted views across towards the Ayrshire coastline and beyond. It is relatively flat with gravel walkways with flower/ vegetable raised beds. To the side there is a large store/shed and a small dry green. Off road parking could be created within the boundary.

**Services**

Seaview Cottage is connected to mains electric and water. Drainage is to a shared septic tank, located out with the boundary. Hot water and heating is via the Oil fired boiler supplying radiators throughout, supplemented by the woodburning stove within the living/ kitchen area.

**Floor Plan**

Floor plan is not to scale and is to be used for guidance only. Room sizes are approximate.



### Viewings by appointment

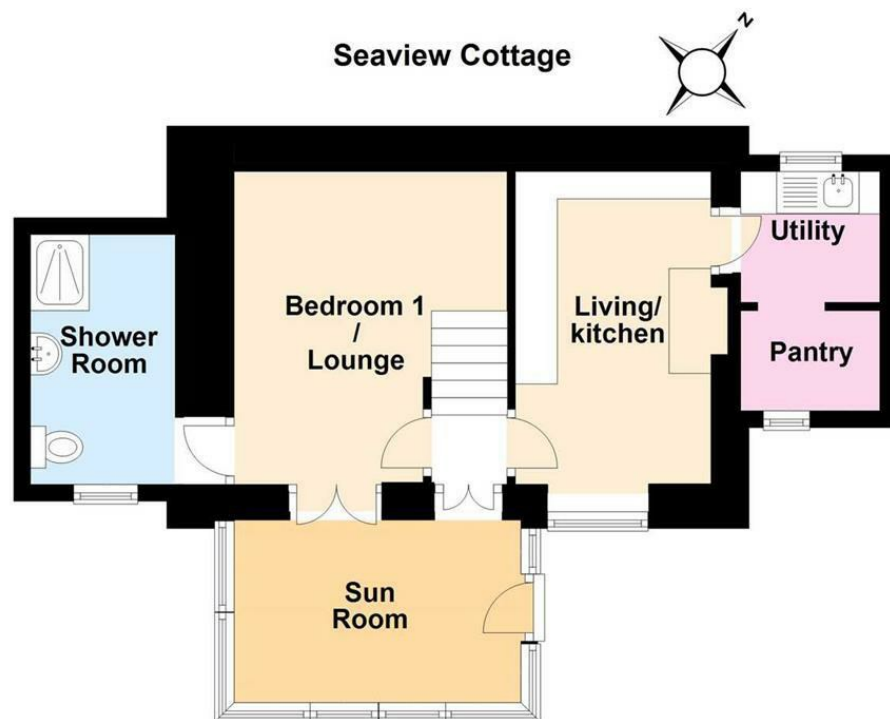
Please note that viewings are strictly by appointment. The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention 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.

### Cal Mac travel details

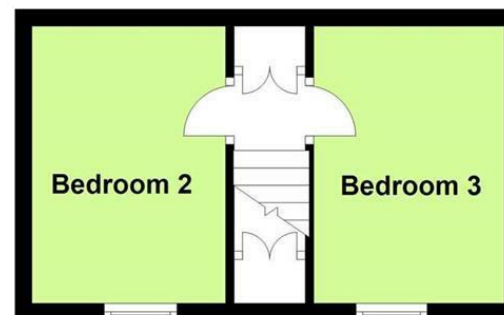
If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.

Caledonian MacBrayne Tel: 01770 460 361 [www.calmac.co.uk](http://www.calmac.co.uk)

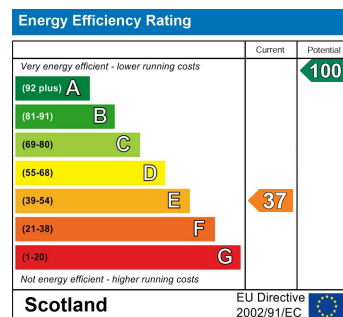




**Seaview Cottage First Floor**



Total area: approx. 56.0 sq. metres (602.3 sq. feet)



## DIRECTIONS

From Brodick Pier turn left and proceed through Lamlash towards Whiting Bay. On approaching Whiting Bay bear left at the sign post to Kingscross. Proceed along Kingscross Road for approximately  $\frac{3}{4}$  of a mile to Kingscross Point. Turn right on to the track for approximately 200 meters passing The Old Stables where the track bends around to the right. Seaview Cottage is the last property on the right hand side.

## CONTACT

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