



Waterstone House,
Whiting Bay,
Isle Of Arran,
KA27 8QW



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

5 Bed
Villa
located in Whiting Bay



Waterstone House is a relatively modern detached villa in a quiet location overlooking Glenashdale burn and close to the beach and all the amenities within the village of Whiting Bay. It is a spacious and substantial contemporary family home and has been built to a high specification with an abundance of built in storage throughout; neutrally decorated and well maintained. Accommodation comprises spacious reception hallway, lounge, large open plan dining kitchen, utility room, w.c, ground floor bedroom with ensuite shower room and on the upper floor a further four double bedrooms, one with ensuite shower room, plus family bathroom and plenty of storage throughout.

Waterstone House is beautifully presented in walk in condition, having been built and maintained to a high specification. The property is currently a very popular holiday let with all the relevant consents and Short Term Let licensing in place, as such could be sold as a turnkey property, including the majority of the contents (bed linen etc.) and furniture by negotiation.

Waterstone House was constructed circa 2008 in a beautiful location overlooking the flowing Glenashdale Burn, bordered by a belt of mature trees and shrubs and a haven for the local wildlife. Access to the house is from the popular residential Montrose Terrace leading to the narrow track which leads to on to Glenashdale. The villa is a short distance from the shops and other amenities within the village and its thriving village hall and community. It is approximately one mile from the village primary school, the secondary school being at Lamlash to which pupils are conveyed daily by bus. Other amenities in Whiting Bay include the bowling green, putting green, 18 hole golf course, restaurant, pub, petrol station and excellent watersports facilities from the sandy beach.

Entrance Hallway
7'1" x 16'11"

A broad entrance hallway gives access to all downstairs accommodation, with a stylish open tread timber staircase leading to the upper floor and timber flooring flowing seamlessly through out the entire property.

Lounge
11'9" x 19'7"

The spacious lounge is to the left, with dual aspect windows and a partial glazed door throwing an abundance of natural light into the room.

Kitchen/ Dining room
30'3" x 12'6"

To the rear of the property there is a large kitchen/dining room, again full of natural light from both French doors, patio doors out to the rear gardens and a large picture window. This extensive multi use room has space for a small seating area as well as a large family dining table. The kitchen area is fitted with light cream shaker style base and wall

units and a complementary timber worksurface, there is an integrated dishwasher and space for a free standing fridge freezer, a large 'range style' gas cooker and a handy island unit with breakfasting space.

Utility room

5'6" x 6'1"

Of the kitchen area a door to the side leads into the separate utility room with space for a washing machine and a door to the side accessing the garden.

Bedroom 1

10'7" x 10'6"

To the right of the front door on the ground floor there is a double bedroom overlooking the front gardens which boasts an ensuite shower room.

Ensuite shower room 1

4'7" x 6'1"

To the rear of bedroom a spacious internal ensuite shower room fitted with a white suite.

W.C

A ground floor w.c off the hallway completes the accommodation on this level.

Bedroom 2

11'9" x 17'1"

The spacious double main bedroom to the front enjoys built in double wardrobes and an en-suite shower room

Ensuite shower room 2

7'1" x 5'6" overall

Fully tiled with a roof window off the main bedroom and fitted with a white suite.

Bedroom 3

12'4" x 12'2"

Double bedroom with fitted wardrobe and dual aspect windows overlooking the side and rear of the house.

Bedroom 4

10'10" x 10'6"

Double bedroom to the rear of the villa and a fitted wardrobe.

Bedroom 5

10'7" x 13'10"

Overlooking the front gardens, a further double bedroom with fitted wardrobes.



Bathroom

6'2" x 7'11"

The spacious family bathroom with a white suite and fitted with a bath and separate shower cubicle complete the accommodation in this impressive villa.

Garden

The relatively flat garden wraps around the property on three sides. To the front is a large gravel area for off road parking with a slabbed path leading to the front door and around the property to the ramp leading to the utility room to the side. A stone wall and mature hedging, shrubs and trees bound the perimeter. The side garden is mainly laid to lawn with mature bushes shrubs and trees and a timber shed and to the rear there is a slabbed patio area accessed via the patio doors within the dining area, making the most of the outdoor space.

Services

The property is connected to mains electricity, water and drainage is to a shared septic tank located close by. Hot water and heating are via oil fired boiler supplying radiators throughout.

Council Tax

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

Floor Plan

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

Viewings by appointment

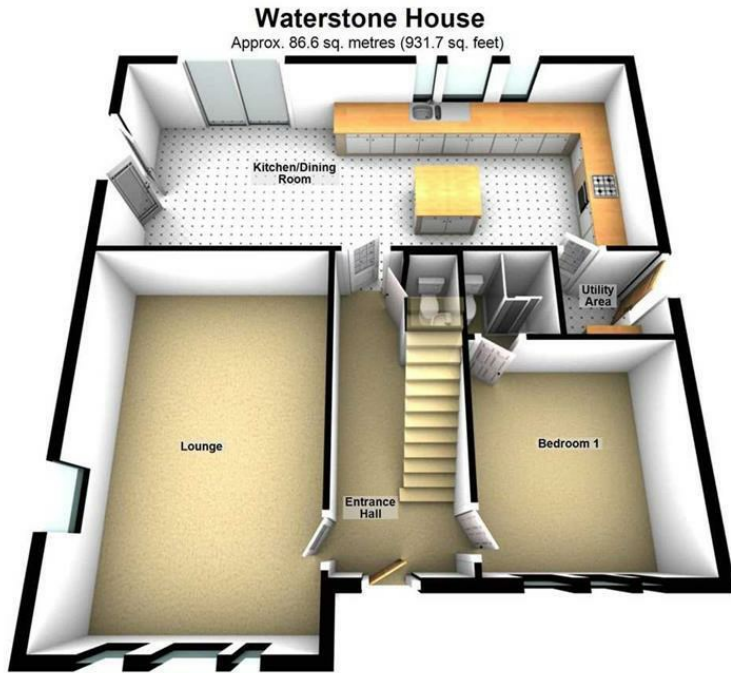
Please note that viewings are strictly by appointment. The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention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

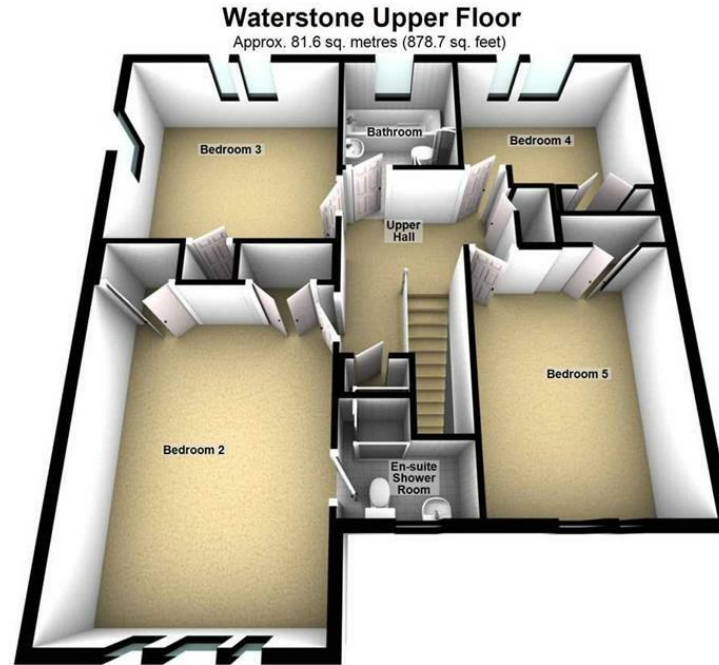
If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.

Caledonian MacBrayne Tel: 01770 460 361 www.calmac.co.uk





Waterstone House
Approx. 86.6 sq. metres (931.7 sq. feet)



Waterstone Upper Floor
Approx. 81.6 sq. metres (878.7 sq. feet)

Total area: approx. 168.2 sq. metres (1810.4 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

DIRECTIONS

From Brodick Pier turn left and proceed through Lamlash to Whiting Bay. Towards the end of Whiting Bay turn right up Montrose Terrace where the villa is the first house on the right at the end of Montrose Terrace.

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