



FALLS VIEW,
Bellfield Road,
Whiting Bay,
Isle Of Arran,
KA27 8QS



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

3 Bed

Bungalow - Detached
located in Whiting Bay



**** PRICE DROPPED TO WELL BELOW HOME REPORT VALUE FOR THIS IMMACULATE HOME ****

Falls View is a rare find on Arran - it boasts a tranquil rural setting, is close to the many village amenities which Whiting Bay has to offer and is in true walk-in condition.

This immaculate detached bungalow has been renovated from top to bottom by an established local builder to a high specification, offering a well considered layout to suit families and couples alike.

This welcoming three bedroom home offers excellent accommodation and even has scope for further development into the attic space if desired.

Falls View is beautifully presented with neutral decor throughout.

Whiting Bay is one of Arran's largest villages, with its beautiful sandy beach and has easy access to the many forestry and country walks nearby at the picturesque Glenashdale and Fairy Glen.

The village primary school is close by and the secondary school is in Lamash village, just 3 miles to the north.

Whiting Bay is a bustling and friendly community with a large village hall, local pub, restaurants, excellent shops, an 18 hole golf course and bowling green amongst many other amenities.

The Isle of Arran is an incredible place to call home. With clean air, clear water and some of Scotland's most incredible scenery, you can share your island with eagles, otters, red squirrel and deer. The island communities are small enough to become involved, yet big enough to keep you interested and growing. We can't recommend it enough.

Call us for viewing appointments or to request a copy of the Home Report!

WELCOME TO FALLS VIEW

Vestibule

3'9" x 4'3"

Entrance vestibule, with space for outdoor gear, with glazed door to central hallway.

Central Hallway

22'3" x 3'9"

Carpeted hallway with good size storage cupboard, recessed lighting and oak internal doors to all apartments.

Lounge

14'5" x 15'10"

With dual aspect views, this well proportioned bright room is peaceful and cosy featuring a modern multi fuel stove with slate hearth.

Kitchen / Dining Room

11'5" x 21'7"

A large bright kitchen, generously fitted with modern cream coloured floor and wall mounted units with dark contrasting worktops. The white goods are fully integrated as is the electric double oven and hob.

This room has plenty of space to house a large kitchen table and boasts patio doors leading onto the sunny timber decked patio which runs along the side of the property.

Utility / Rear Porch

5'9" x 5'11"

Accessed from the kitchen, Falls View has a handy separate utility room to house the laundry equipment also featuring a door into the private rear garden and drying green.

Bedroom 1

11'5" x 12'7"

A spacious double sized room with views to the rear garden.

Ensuite Shower Room

5'2" x 7'10"

This is a modern ensuite shower room, partially tiled with a wall mounted chrome towel rail and a window to the rear garden.



Bedroom 2

10'2" x 13'1"

Good sized double bedroom with windows to the front.

Bedroom 3

7'10" x 13'5" overall

A third double bedroom with windows to the front.

Bathroom

5'10" x 8'2"

Beautiful contemporary family bathroom with white wash basin, WC, bath with glazed screen and shower over, fully tiled with chrome heated towel rail.

Floored Attic

12'3" x 17'6"

There is a floored and fully carpeted attic which is accessed via ladder stairs in the hall cupboard. A roof window provides plenty of natural light in this spacious area.

It should be noted that, with the correct consents, this room does offer scope for development.

Garden

A pavior drive to the side of Falls View facilitates off road parking and a slabbed path leads to the rear garden which is laid to lawn.

The large timber deck to the side of the property, accessed from the rear garden and from the dining area, enjoys a tranquil south facing aspect, and the rear garden provides open rural views.

Services

Falls View is connected to mains electricity, water and drainage. Central heating is by the oil fired boiler located in the corner of the garden, supplying radiators throughout. This is supplemented by the multi-fuel stove in the lounge.

Drainage is to a SEPA registered septic tank.





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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

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.



DIRECTIONS

From Brodick Pier, turn left and proceed through Lamlash to Whiting Bay. Travel through the village and turn right up Golf Course Road immediately past the bowling green. Continue up this road, to the crossroads junction and continue straight on up the narrow road and Falls View is the third property on the right hand side.

CONTACT

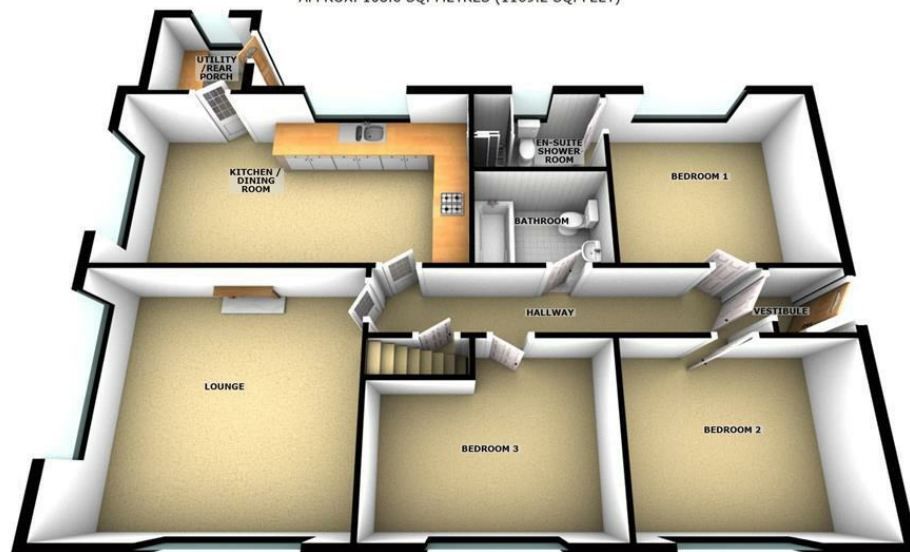
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FALLS VIEW, WHITING BAY

APPROX. 108.6 SQ. METRES (1169.2 SQ. FEET)



UPPPER FLOOR

APPROX. 28.9 SQ. METRES (311.1 SQ. FEET)



TOTAL AREA: APPROX. 137.5 SQ. METRES (1480.3 SQ. FEET)

FLOOR PLAN NOT TO SCALE FOR GUIDANCE ONLY
Plan produced using PlanUp.

FALLS VIEW, WHITING BAY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	