



Garret Cottage,  
Whiting Bay,  
Isle of Arran,  
KA27 8PZ



**Arran**  
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

1 Bed

Cottage - Detached  
located in Whiting Bay



**\*\* PRICE REDUCTION TO BELOW THE HOME REPORT VALUE \*\***

Welcome to Garret Cottage, a charming detached cottage located in the picturesque Whiting Bay on the stunning Isle of Arran. This delightful property offers a unique upside-down living arrangement, where the bedroom is situated on the ground floor, providing a peaceful retreat, while the reception room is located upstairs, offering lovely views and a cosy atmosphere.

With one bedroom and one bathroom, this cottage is perfect for those seeking a tranquil and easy-to-maintain home. The property boasts 909 sq ft of living space, providing ample room for comfortable living. Additionally, there is parking available for up to two vehicles, ensuring convenience for you and your guests.

Imagine waking up in your cosy bedroom, to enjoy your morning coffee in the kitchen/dining area with its charming views. It is the perfect island bolt hole in the centre of this thriving village. Historically, Garret Cottage has been a very popular holiday let however the accommodation and storage within also make it an ideal starter or retirement home.

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

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.

Don't miss the opportunity to own this lovely cottage in Whiting Bay - a true gem on the Isle of Arran. Contact us today to arrange a viewing and start envisioning your life in this idyllic setting.

### Entrance Porch

6'9" x 3'6"

Entrance to Garret cottage is by a really useful porch to the side of the property, the ideal space for storing outdoor gear and cloaks.

### Kitchen

10'5" x 19'3"

A door from the entrance porch opens into the spacious breakfasting kitchen, fully fitted with a generous mixture of floor and wall mounted timber units, integrated oven, grill and 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

### Bedroom

8'2" x 12'4"

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

### Bathroom

8'11" x 6'5"

The modern bathroom to the rear of the cottage is partially tiled and fitted with a white suite with shower over the bath.

### Lounge

19'3" x 19'4"

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

### 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 paved 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 paved patio area and drying green, catching the afternoon evening sun.

### 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.

### Floor Plan

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

### 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)



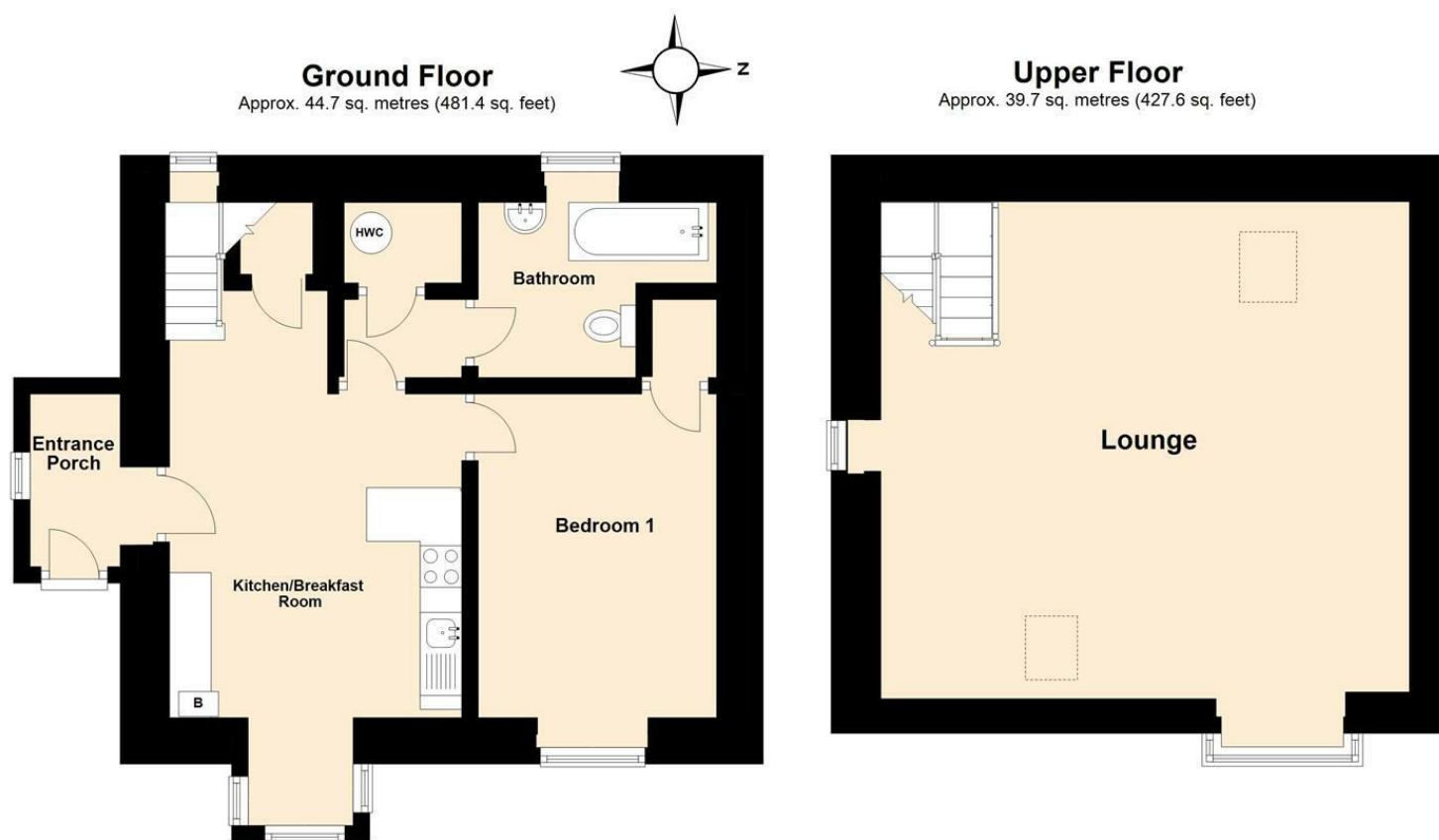
## DIRECTIONS

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.

## CONTACT

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Total area: approx. 84.5 sq. metres (909.0 sq. feet)

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>		<b>65</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC 