



PINE LODGE
9, Silverhill,
Whiting Bay,
Isle Of Arran,
KA27 8QR



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

2 Bed
Chalet Bungalow -
Detached
located in Whiting Bay



**** UNDER OFFER ****

Pine Lodge is a charming chalet bungalow in a picturesque, and rarely available location in Whiting Bay in the Isle of Arran.

This delightful property boasts a bright open plan lounge with dining area giving access to the modern kitchen, two bedrooms one of which enjoys an ensuite bathroom, a contemporary shower room and a well proportioned entrance hallway with built in storage.

One of the standout features of this property is the stunning view of the Giants Graves, providing a breathtaking backdrop to everyday life. The enclosed garden offers a private outdoor space, perfect for relaxing or entertaining guests.

Recent upgrades including a new roof and windows enhancing the property's appeal, offering peace of mind to potential buyers. Additionally, the new kitchen and bathrooms add a modern touch to this charming home, making it move-in ready for new owners.

Don't miss the opportunity to own this lovely chalet bungalow with its beautiful views and recent updates. Embrace the tranquillity of Isle of Arran living in this wonderful property.

A little more information

Pine Lodge is part of the Silverhill development built approximately 45 years ago, most of which are now permanent residences.

The development is within a few minutes walk of the centre of Whiting Bay with its excellent selection of shops, pubs, restaurants and Whiting Bay primary school.

The secondary school is at Lamlash to which pupils are conveyed daily by bus.

The Isle of Arran is a place where you can find a little bit of everything you could ever want from a Scottish island; an

ever-changing coastline, dramatic mountain peaks, sheltered beaches, verdant forests, great cultural festivals and a wealth of tasty local produce.

Entrance Hall

15'1" x 10'4" (overall)

Spacious hallway with built-in storage and hanging for outdoor coats.

Lounge/dining room

16'1" x 7'8"

Triple aspect lounge/dining room making this a lovely, light, airy room.

Kitchen

8'8" x 5'3"

Cosy kitchen with contemporary champagne coloured wall and floor units.

Bedroom 1

13'1" x 9'0"

Double bedroom with window to the front.

Bedroom 2

12'2" x 6'9" (overall)

Small double bedroom with window to the rear and including an ensuite bathroom.

Ensuite bathroom

6'3" x 3'11"

Recently added ensuite, bath with shower over, basin and WC.

Shower room

5'8" x 3'11"

Bright contemporary shower room with shower cubicle, basin and WC.

Garden

The garden is enclosed by shrubs and fencing, laid mainly to lawn, with some gravelled areas giving space for colourful pots and a patio area to enjoy the tranquil setting.



Services

Pine Lodge is connected to mains electricity, water and drainage. Central heating and hot water are electric and the property benefits from a recently upgraded hot water tank.

Council Tax

The Council Tax charges are set out by North Ayrshire Council, and the property is banded A, paying £1332.34 for 2024/25.

Floor Plan

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

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.



9 Silverhill, Pine Lodge

Approx. 44.0 sq. metres (473.7 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) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

DIRECTIONS

From Brodick Pier turn left and proceed through Lamlash to Whiting Bay. Travel to the centre of the village just past the bowling green on the right hand side and turn first right up Golf Course Road for approximately 150 metres, taking second left up a narrow track towards Silverhill development. Follow the track into the centre of the Chalet Site where Pine Lodge is located to the left of the T junction at the rear on the left hand side.

CONTACT

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