



St. Amand Cottage,  
Whiting Bay,  
Isle of Arran,  
KA27 8PZ



**Arran**  
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## 2 Bed Cottage - Semi Detached located in Whiting Bay



Nestled in the charming village of Whiting Bay on the picturesque Isle of Arran, St. Amand Cottage is a quirky semi-detached cottage that exudes character and development potential. Built in around 1930, this property boasts a spacious open plan kitchen family living area with two double bedrooms and shower room on the upper floor and on the ground floor a second shower room and studio / games room as well as further retail / work room space.

One of the standout features of this property is its development potential, making it an exciting opportunity for those looking to create their perfect abode, as well as place to work from home. The versatile layout allows for various end uses, including the possibility of creating an extensive studio, home office or gym on the lower floor or perhaps, with the relevant consents, re-establishing a retail unit. The unique layout of the property truly does cater to a range of interests and needs.

Step outside to discover a private rear courtyard which is ripe for a makeover. Offering space for growing your own vegetables in the raised planter boxes or working within the workshop, this area is a fabulous outside space right in the centre of the village

Whether you are seeking a family home or a project to unleash your creativity, St. Amand Cottage presents a unique chance to own a piece of history in a sought-after central location within the village of Whiting Bay.

Don't miss out on the chance to make this eccentric property your own and create a space that truly reflects your lifestyle and aspirations.

### Ground Floor Entrance Area

3'9" x 10'2" overall

The ground floor entrance opens into a spacious utility area plumbed with a Belfast sink and room for storing all your outdoor gear. A door opens into the spacious games / family room and stairs led up to the upper apartment.

### Games Room/Family Room

17'6" x 9'9" overall

Integral spacious family games room / workshop / studio space.

### Shower Room

7'8" x 5'2"

Off the games room, this ground floor shower room is fitted with a white suite and spacious shower cubicle and features built in storage.

### Retail Unit

8'11" x 16'1"

Accessed internally via the games / family room or externally via the garden area to the rear of the cottage. A window to the rear garden and half glazed external door makes this a bright and airy multi-use space.

The retail unit has formally been used as a barber shop and is plumbed with a sink.

### Upper Floor Open Plan Kitchen/Living Area

14'7" x 15'9" overall

The upper apartment on the first floor can be accessed either via the internal stairs or an external stair, both of which open into a spacious open plan kitchen area. The kitchen area is fitted with wall and base units and a gas cooker. This area takes in the views across Sandbraes Park towards the beach and Holy Isle via the picture window.

The lounge area opens with window to the rear gardens open out to a spacious timber deck balcony with stairs leading down to the rear garden.

### Shower Room

5'10" x 4'5"

Off the open plan living space the shower room is fitted with a white suite and has a window to the front.

### Bedroom 1

6'11" x 11'10"

Double bedroom to the front with views across the village of Whiting Bay beyond to the Ayrshire coastline.

### Bedroom 2

8'7" x 11'11"

A smaller double bedroom to the rear with window overlooking the garden and workshop.

### Attic

A generous attic space accessed via a ladder and hatch within the open plan living space. It is floored and benefits from natural light from two roof windows.

### Garden

To the front and side of the St Amand Cottage a driveway leads to a tarmac parking area with space for 1 car. Additional parking is available on street. To the rear of the property is a securely enclosed gated courtyard with an external staircase and store room, leading up to the upper apartment timber deck and entrance door. The courtyard is mainly paved and has raised planter beds and a timber seating area with the natural geology forming the rear boundary wall. There is also a within the courtyard a spacious workshop and coldframe greenhouse.

### Workshop

8'5" x 15'3"

The spacious separate workshop within the rear courtyard is brick built with slated roof and timber extension. It benefits from power and electricity and offers scope for further development and use.

### Services

The property is connected to mains electricity, water and drainage. Hot water and heating is by electric with storage and panel heaters throughout.

### Council Tax

St Amand Cottage is banded 'B' paying £1554.39 in 2024/25 including water and waste water.

### Floor Plan

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

### A little more information

St Amand Cottage really is close to some of the best amenities within the vibrant village of Whiting Bay with it's lovely sandy beach and Sandbraes park as well as an excellent selection of shops, two fuel stations and a garage, village pub and restaurants. There is an eighteen hole golf course and the large much utilised community village hall that is venue for many local functions. Whiting Bay has its own primary school and early years classes. The secondary school with UHI Argyll Hub is in



Lamlash to which pupils travel to 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.

#### **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)

#### **What3words///**

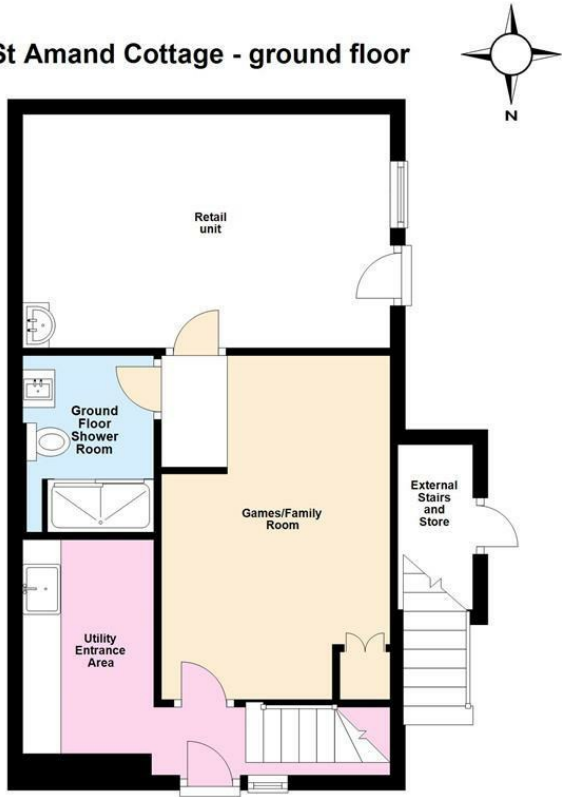
Every 3 metre square of the world has been given a unique combination of three words.

Used for navigation, here are the words for this property:

What3words///replaying.wriggle.identify



### St Amand Cottage - ground floor



### St Amand Cottage - upper floor



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			67
(39-54) <b>E</b>		36	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

### DIRECTIONS

From Brodick Pier turn left and proceed south through Lamash to Whiting Bay. On entering the village, pass the Sandbraes playing field on the left. Turn right between the village shop Bay Stores and the Bay Garage petrol station where St Amand Cottage is located to the rear of the shop.  
What3words:///replaying.wriggle.ident

### CONTACT

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