



Cedar Lodge,  
Whiting Bay,  
Isle Of Arran,  
KA27 8QR



**Arran**  
ESTATE AGENTS   
ISLAND OWNED & RUN SINCE 1990



**3 Bed  
Detached Chalet  
Bungalow  
located in Whiting Bay**



Cedar Lodge enjoys a lovely location in the popular village of Whiting Bay on the Isle of Arran. With three well-proportioned bedrooms, this charming detached chalet bungalow offers comfort in a stunning setting and is perfect for families or those seeking a peaceful retreat. The bright living accommodation is designed to maximise the breathtaking elevated sea views, allowing you to enjoy the serene landscape from the comfort of your home.

The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed bathroom and an ensuite shower room ensure convenience and privacy for all residents. Additionally, the property features an extra studio space, which can be utilised as a home office, art studio, or a guest room, catering to your individual needs.

Parking is a breeze with space for up to six vehicles, making it ideal for families or those who enjoy hosting gatherings. The surrounding area is rich in natural beauty, offering a tranquil lifestyle while still being within reach of local amenities.

This chalet bungalow is not just a home; it is a lifestyle choice, inviting you to embrace the stunning coastal scenery and the peaceful atmosphere of the Isle of Arran.

**Entrance Hall**  
4'11" x 9'9"

A generously proportioned central hallway with access to all of the accommodation within. Open archways lead into the kitchen and lounge creating a bright and functional flow.

**Kitchen**

10'11" x 15'5"

A compact kitchen with space for dining and bright window with a lovely rural view.

**Bathroom**

5'7" x 7'3"

Large family bathroom with frosted window to the rear. Electric shower over bath and partially tiled walls make this an easy care space. A built in cupboard included providing a perfect store for towels and bedding.

**Lounge**

11'6" x 18'3"

With elevated sea views, this central lounge is wonderfully cosy with the open archway in from the hall.

**Sun/Dining Room**

12'4" x 17'10"

This wonderful versatile room is currently used as a formal dining area,

however it's uses are endless - perhaps a studio? Playroom? Larger kitchen?

A door opens from here directly onto the large wraparound timber balcony.

**Bedroom 1**

9'11" x 9'4"

The largest bedroom to the front enjoys the elevated sea views and plenty of built in storage as well as an ensuite shower room.

**Ensuite Shower Room**

4'11" x 5'3"

From bedroom 1, this compact shower room has a shower stall, with w.c. and sink.

**Bedroom 2**

7'6" x 9'6"

To the rear and off the kitchen, this small double bedroom enjoys rural views and built in storage.

**Bedroom 3**

7'8" x 9'8"

A second small double, currently used as an office, also has built in storage as well as the tranquil rural views.

**Studio**

18'10" x 14'10"

Included within the grounds is a detached timber studio workshop with light, power, water and with plumbing for a washing machine.

A fabulous untapped addition which, with the relevant planning, could even be self contained additional accommodation.

**Workshop**

14'0" x 12'4"

A second detached workshop / store which is ripe for a variety of end uses.

**Garden**

Cedar Lodge has substantial grounds, expanding to approximately 1/3 acre.

There are front, rear and side gardens, with variety of mature trees and shrubs, off road parking for several cars.

To the rear of the property is an enclosed garden which benefits from the sun in the afternoon and evening.

**Services**

Cedar Lodge is connected to mains electricity, water and drainage.

Central heating is via radiator's throughout and hot water are supplied by an air heat source pump

Drainage is to a SEPA registered septic tank which is located within the grounds.



### A little more information

Cedar Lodge is located in Whiting Bay, one of Arran's larger and desirable villages.

The Isle of Arran is a place where you can find a little bit of everything you'd 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. With excellent leisure facilities around the island including tennis and bowling facilities, as well as seven golf courses.

Whiting Bay has a primary school and the secondary school is located in Lamlash to which pupils travel daily by bus, there is an early years class located in Lamlash.

### 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)

### 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.

### 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:

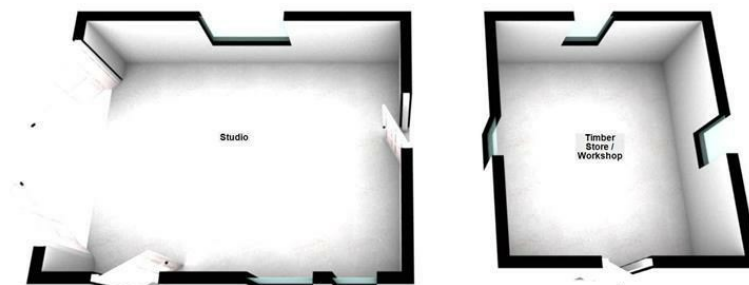
What3words:///offline.lecturers.basic




### Cedar Lodge



### Studio and Workshop



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>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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 travel south through Lamash to Whiting Bay, proceed to the centre of the village then turn right immediately after the bowling green, and then sharp left. Follow the road round to the right and up to the end Cedar Lodge is the last property on the left

### CONTACT

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