



The Sheans,  
Shore Road,  
Whiting Bay,  
Isle Of Arran,  
KA27 8QL



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

# 5 Bed Bungalow located in Whiting Bay



Nestled in the charming village of Whiting Bay on the picturesque Isle of Arran, this spacious period bungalow originally built around 1937 offers a unique opportunity for both families or investors. It includes a two bedroom annex, with its own entrance - providing flexible options for extended family living or for an additional source of income.

With five generously sized reception rooms, five bedrooms and a large undeveloped attic space, this property is perfect for those seeking ample living space.

One of the standout features of this bungalow is its location on Shore Road within the village with breath taking panoramic sea views that stretch across to the Ayrshire coastline. Imagine waking up each morning to the soothing sights and sounds of the sea, creating a tranquil atmosphere that is hard to resist. The central location within the village ensures that local amenities, including shops and eateries, are just a stone's throw away, making daily life both convenient and enjoyable.

Additionally, this property presents exciting scope for development, allowing you to tailor the space to your specific needs or desires. Whether you envision a stunning family home or are considering its letting potential, this bungalow is a versatile option that can adapt to your lifestyle.

In summary, this Whiting Bay bungalow is a rare find, combining spacious living with stunning views and a prime location. It is an ideal choice for a large family or those looking to invest in a property with great potential. Don't miss the chance to make this beautiful home your own.

## Entrance hallway

5'11" x 14'11"m overall

The covered front entrance opens into a spacious wide hallway with period features accessing all the accommodation within.

## Lounge

17'10" x 16'3" overall

Spacious lounge to the front of the property taking in the wonderful views through the bay window across the Firth of Clyde and beyond to the Ayrshire coastline.

The traditional open fire and period fireplace make this a cosy room.

## Dining room

13'4" x 9'9"

To the rear of the bungalow the dining room opens into the kitchen and appended sun room. With a traditional open fire and surround.

## Sun room

12'1" x 7'8"

The appended sunroom is filled with natural light and takes in the wonderful views across the gardens and beyond to the Ayrshire Coastline catching the sun all day with its southerly aspect.

## Kitchen

13'0" x 8'3"

The kitchen is to the rear with a door out to the side garden. It has been fitted with a bespoke hand built timber cupboards.

There is space and plumbing for a washing machine and freestanding electric cooker

## Shower room

6'9" x 7'5"

To the rear of the bungalow with a frosted glass window and fitted with a walking wet room electric shower and white suite.

## Bedroom 1

14'5" x 13'2" overall

Spacious double bedroom to the front of the bungalow taking in the wonderful views over the gardens and Firth of Clyde.

## Bedroom 2

7'11" x 9'6"

A cosy double bedroom to the rear

## Sitting room/ Bedroom 3

13'6" x 9'9"

To the rear of the bungalow and large cosy room with a flexible use as either a sitting room or third bedroom.

Sliding doors off the bedroom lead through to the Annex accommodation and hallway.

## Annex hallway

12'5" x 8'11"

The side entrance opens into a small vestibule and on into the hallway accessing all the accommodation within.

Sliding door off the hallway opens through into the sitting room/ bedroom 3 of the main house.

## Annex lounge

11'1" x 15'10"

A lovely lounge with the focal point of an open fire and traditional fireplace. The bay window takes in the views across the sea to the Ayrshire coastline.

## Annex kitchenette

8'1" x 5'0"

A sliding door from the lounge opens into the kitchenette with a window over looking the side of the property and driveway.

## Annex pantry

5'0" x 4'3"

A handy pantry cupboard with a window accessed off the lounge.

## Annex shower room

4'11" x 10'11"

Spacious shower / wet room with electric shower and fitted with a white suite and a frosted window.

## Annex bedroom 1

7'4" x 10'3"

A good size double bedroom to the rear of bungalow.

## Bedroom 2

8'7" x 10'4"

Dual aspect window in this double bedroom over look the rear gardens and side of the property.

## Attic

The attic is accessed via a Ramsay ladder in the hallway of the bungalow. Partially floored with a roof window into the hallway of the annex, Dormer windows taking the in the views across the sea and roof windows flood the space with natural light. The attic space offers development scope for additional accommodation.

## Garden

The Sheans sits within approximately 1/3 of an acre of grounds. With a private driveway off Shore Road, the bungalow enjoys a slightly elevated location set back from the road. The grounds are slightly sloping and have been terraced to the front creating flower beds planted with mature shrubs. The gravel driveway continues around the property with hard standing to the rear and side with plenty of parking. There's a large brick built building and a spacious timber shed to the side.



### Services

The Sheans is connected to mains electricity, water and drainage. Central heating is by the oil fired boiler located externally to the rear supplying radiators throughout. This is supplemented by the open fires with in the lounge, dining room and annex lounge.

### Council Tax

The Sheans is rated 'F' by North Ayrshire Council, paying £3392.10 including water and waste water in 2025/26.

### A little more information

The Sheans is located on the shore, and takes in the wonderful views across the Ayrshire coastline and is close to all the village amenities of the vibrant community in Whiting Bay, the bus stop is only a few yards away.

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. Other highlights within the lively community are an 18 hole golf course, outside bowling green, a putting green, great boating/ waters ports facilities and a well used village hall. There are also a few excellent eateries, a pub and a variety of shops - it's a great place to call home and to live.

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.

### 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:///launch.skinny.imprinted

### Floor Plan

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

### 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 through Lamblash to Whiting Bay. Travel through the village and on passing The Coffee Pot tearoom carry on for 150 metres where The Sheans is on the right. What3words [///launch.skinny.imprinted](https://www.what3words.com/launch.skinny.imprinted)

## CONTACT

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| 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>                            |         | 64        |
| (39-54) <b>E</b>                            | 34      |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| Scotland                                    |         |           |
| EU Directive 2002/91/EC                     |         |           |