



Ardshiel,
Whiting Bay,
Isle Of Arran,
KA27 8PX



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

4 Bed Villa located in Whiting Bay



Situated in an elevated location within the heart of the vibrant village of Whiting Bay on the beautiful Isle of Arran, Ardshiel is a substantial and impressive villa that offers a unique opportunity for those seeking a blend of elegance and comfort. With four spacious reception rooms, this property is designed to accommodate both relaxation, entertaining and space to work from home, making it perfect for family gatherings or hosting friends.

The villa boasts a flexible layout with four well-appointed bedrooms, providing ample space for the family. Additionally, there are three bathrooms, which add to the convenience of this splendid home. The versatile layout of Ardshiel allows for a variety of living arrangements, catering to different lifestyles and preferences. Retaining some of the original features throughout the property adds character and charm, creating a warm and inviting atmosphere that is sure to impress.

One of the standout features of this property is its panoramic sea views, which can be enjoyed from various vantage points throughout the villa. The elevated village location not only enhances the stunning vistas but also offers a sense of tranquillity and privacy, allowing you to unwind in a serene environment.

In summary, this gorgeous detached villa in Whiting Bay is a remarkable property that combines stunning views, spacious living areas, and a prime location within the village. It is an ideal choice for those looking to embrace the beauty of island life while enjoying the comforts of a well-designed home.

Entrance Vestibule

3'1" x 4'4"

The rear entrance vestibule opens via a panelled glazed door into the spacious hallway accessing.

Entrance Hall

9'0" x 10'7" overall

The central hallway accesses all the accommodation with stairs to the upper floor.

Lounge

9'10" x 18'6" overall

Flooded with natural light the spacious lounge takes in the wonderful views across the front gardens through the bay window across the Firth of Clyde. A wood burning stove with tiled surround and fire place is the focal point for cosy nights in. A panelled glazed door to the side opens through into the sun room.

Sun Room

9'7" x 16'4"

To the side of the villa off the lounge, the spacious sun room is light bright and airy with it's multiple windows enjoying the wonderful panoramic views around the gardens and to the front. A door opens through to a patio area and the views across to the Ayrshire coastline.

Bathroom

8'0" x 11'9"

The ground floor bathroom is to the front of the villa off the central hallway and is fully tiled with laminate wood effect flooring. Fitted with a light coloured suite and a large contemporary walk in shower.

Sitting Room

12'9" x 16'8"

A second spacious sitting room with bay window to the front again taking in the wonderful views. A contemporary wood burning stove with slate tile surround creates the perfect focal point on a winters evening.

A glazed panel door to the side leads through to the kitchen.

Kitchen

10'10" x 13'9"

The spacious kitchen/breakfast room is to the side of the villa and enjoys the views across the gardens and Ayrshire Coastline with a glazed panel door to the front terrace and patio area.

It is fitted with timber effect wall and base units with complimentary worktop, there is space for a freestanding dishwasher as well as under counter fridge and freezer. The five ring gas hob double oven range, is the heart of this lovely kitchen.

Dining Room

7'8" x 16'2" overall

At the rear of the kitchen is the dining room with a window overlooking the gardens.

Shower Room

7'0" x 7'0"

Off the hallway the shower room is fitted with a white suite and walk in shower, with a window to the rear gardens.

Utility Room

7'0" x 4'0"

Just off the shower room, separated by a sliding door is a handy utility room with space and plumbing for a washing machine and stacking tumble dryer. The oil-fired boiler is also located in this room.

Bedroom 1/Study

12'9" x 12'9"

A ground floor flexible bright and airy room with dual aspect windows to the rear grounds.

Bedroom 2

12'9" x 11'8"

On the upper floor a spacious double bedroom with dual aspect windows to the side and front taking in the panoramic views across to Holy Isle, the Firth of Clyde and beyond.

Bedroom 3

8'0" x 11'8"

A good size double/ twin bedroom to the front of the villa, a dormer picture window to the front takes in the sea views.

Bedroom 4

12'9" x 16'3"

A spacious double bedroom with dual aspect windows to the side and front taking in the panoramic views across the village of Whiting Bay to the Ayrshire coastline and beyond.

Bathroom

4'7" x 6'5"

Fully tiled, fitted with a white suite with a shower over the bath. It enjoys a frosted window to the rear of the villa and an opening to the side leads through to the toilet.

Toilet

2'8" x 4'3"

The separate toilet is off the bathroom and is partially timber panelled with a frosted window to the rear.

Store Room

4'3" x 8'5"

A handy walk in store room of the upper hallway with window to the side.

Garden

Ardshiel enjoys substantial grounds, expanding to approximately 1/3 acre, which have been lovingly cared for and curated. There are front, rear and side gardens, with variety of mature trees and shrubs,



lawn areas and seating areas to enjoy the wonderful views. A large timber shed and wood store to the side. To the rear of the property is an enclosed courtyard which benefits from the sun in the afternoon and evening.

There is plenty of off road parking and turning to the rear on the gravel driveway.

Services

Ardshiel is connected to mains electricity, water and drainage. Central heating is by the oil fired boiler, supplying radiators throughout. This is supplemented by the log burning stove's in the lounge and sitting room.

A solar thermal panel also provides hot water.

Council Tax

Currently rated 'F' by North Ayrshire Council paying £3392.10 including waste and water charges in 2025/26.

A little more information

Ardshiel is located in Whiting Bay it is just a short distance to the centre of the village with its beautiful sandy beach as well as easy access to the many forestry and country walks nearby at the picturesque Glenashdale and Fairy Glen. Whiting Bay is a bustling and friendly community with a large village hall hosting lots of events, local pub, restaurants, excellent shops, an 18-hole golf course and bowling green. There is a village primary school with Early Years Classes being at Arran High School, Lamlash just 3 miles to the north. Pupils attending Arran High School are transported by bus daily.

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.

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///prowling.pirate.lunge

Floor Plan

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

Viewings by appointment

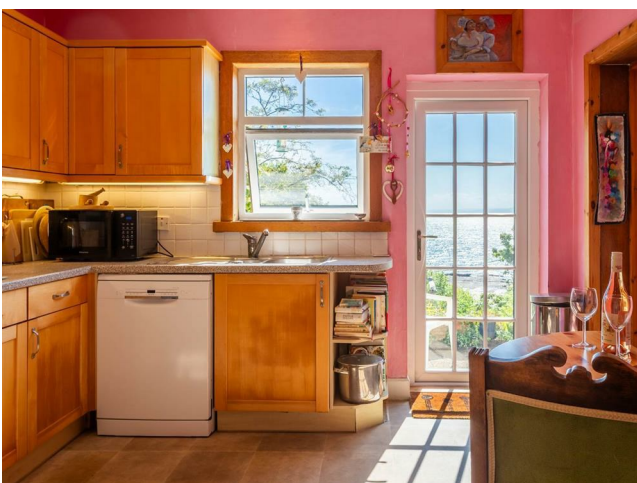
Please note that viewings are strictly by appointment.

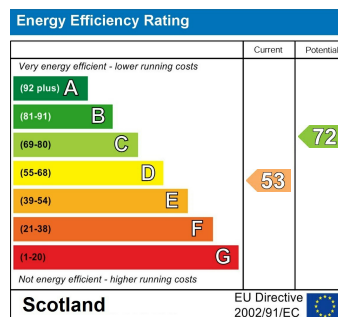
The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be 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





DIRECTIONS

From Brodick Pier turn left and proceed through Lamlash to Whiting Bay. On approaching the centre of the village turn right up the Smiddy Brae (signposted), immediately before the central car park. Proceed for approximately 100 metres up the hill, take the first right and Ardshiel is on the first driveway and property on the right.
[What3words///prowling.pirate.lunge](https://www.what3words.com/prowling.pirate.lunge)

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