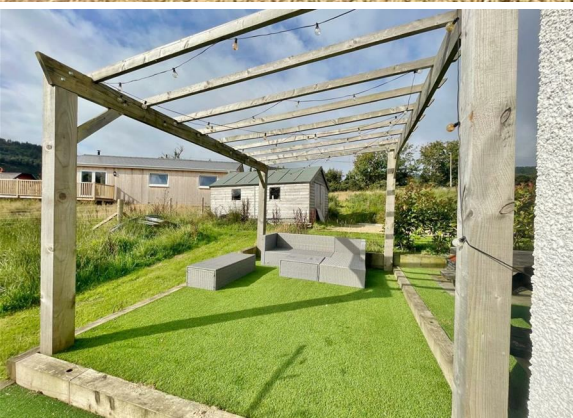




Gables,  
Whiting Bay,  
Isle of Arran,  
KA27 8QS



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

**4 Bed**  
**Detached Villa**  
**located in Whiting Bay**



Situated in an elevated position in the picturesque village of Whiting Bay on the Isle of Arran, this substantial detached family home offers a perfect blend of modern living surrounded by the natural beauty of Glenashdale.

Built in 2021, this spacious residence spans an impressive 1,555 square feet, providing ample room for both relaxation and entertainment.

The property boasts two inviting reception rooms, ideal for family gatherings or quiet evenings. With four well-appointed bedrooms, there is plenty of space for family and guests alike. The three contemporary bathrooms ensure convenience and comfort for all.

With an array of outside space for entertaining, this home not only offers a tranquil outdoor space but delightful sea views that enhance the charm of coastal living. The modern design and thoughtful layout make this house a perfect choice for those seeking a stylish and comfortable home in a serene setting.

Whether you are looking for a permanent residence or a holiday retreat, this property in Whiting Bay is a rare find. Embrace the opportunity to enjoy the beauty of the Isle of Arran in a home that is both elegant and functional.

More photos coming soon!

#### **Entrance Hall**

6'9" x 17'1"

A bright airy entrance hall with a cupboard under the stairs and a large utilities cupboard housing the underfloor heating controls - plenty storage for outdoor equipment too.

#### **Open Plan Kitchen / Living / Dining Room**

14'6" x 24'0"

This room is perfect for that busy family life, also an ideal space for entertaining family and friends without compromising on the comfort. The sleek white and grey gloss kitchen with complementary white subway tiles make a real statement.

There is also an integrated dishwasher and cooking range with a six ring gas burner to assist you with busy mealtimes.

#### **Second Lounge**

10'9" x 12'11"

A versatile second lounge that is currently used a children / teenage zone but can quite easily be a peaceful lounge to read a book or watch your favourite tv program.

#### **Family Bathroom**

9'9" x 6'9"

Large ground floor family bathroom with white P-Shaped bath with shower over, with matching vanity sink and toilet, decorated in natural tones with a dash of grey tiling.

#### **Utility Room**

7'4" x 6'1"

To the rear of the property, this handy room with a sink, space for a washing machine, tumble dryer, fridge freezer and plenty of cupboards for storage. A door leads out to the rear gardens and driveway.

#### **Upper Hall**

11'0" x 11'6" overall

Light and airy with a useful linen cupboard.

#### **Bedroom 1**

14'2" x 10'8"

The main bedroom with windows to the front with views across the Firth of Clyde to the Ayrshire coastline. There is a large built in wardrobe and en-suite shower room.

#### **Ensuite shower room**

6'4" x 6'9"

Ensuite shower room with a window to the front and fitted with a white suite.

#### **Bedroom 2**

12'5" x 10'6"

A good sized double with built in cupboards with views to the rear.

#### **Bedroom 3**

10'3" x 10'8"

A good sized double bedroom with fitted wardrobes and views to the rear and Glenashdale.

#### **Bedroom 4**

13'7" x 10'8"

Large double bedroom to the front taking in the views across towards the Ayrshire coastline which again benefits with from built-in wardrobes.

#### **Shower Room**

5'8" x 8'11"

Family shower room, with window to the rear, partially tiled, fitted with a white suite and a large walk in low profile shower.

#### **Services**

Gables is connected to mains electricity, water and drainage. Central heating and hot water is by the air source heat pump and solar panels supplying underfloor heating throughout the ground floor and radiators on the first floor. This is supplemented by the log burning stove in the lounge.

#### **Council Tax**

The property is rated band E for North Ayrshire council paying £2775.29 including water and waste water in 2025/26.

#### **A little more information**

Whiting Bay is one of Arran's largest villages, with its beautiful sandy beach and has easy access to the many forestry and country walks nearby



at the picturesque Glenashdale and Fairy Glen. The village primary school is close by and the secondary school is in Lamlash village, just 3 miles to the north. Whiting Bay is a bustling and friendly community with a large village hall, local pub, restaurants, excellent shops, an 18 hole golf course and bowling green amongst many other amenities. The Isle of Arran is an incredible place to call home. With clean air, clear water and some of Scotland's most incredible scenery, you can share your island with eagles, otters, red squirrel and deer. The island communities are small enough to become involved, yet big enough to keep you interested and growing. We can't recommend it enough.

### 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///slick.aminator.electric

### Floor Plan

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

### Viewings by appointment

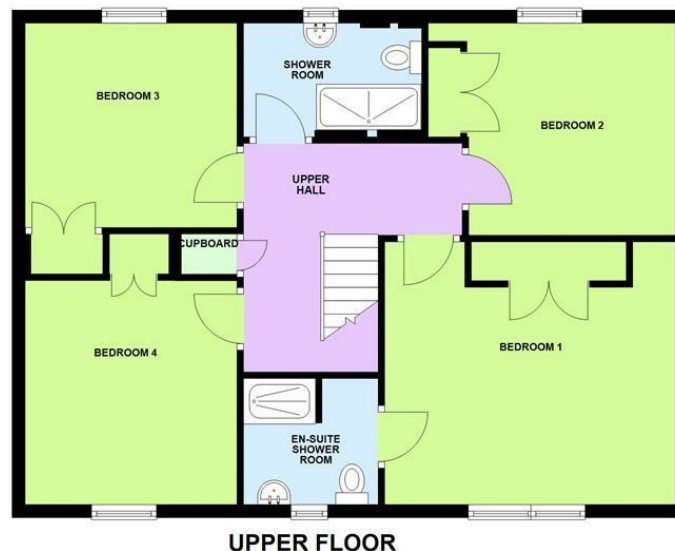
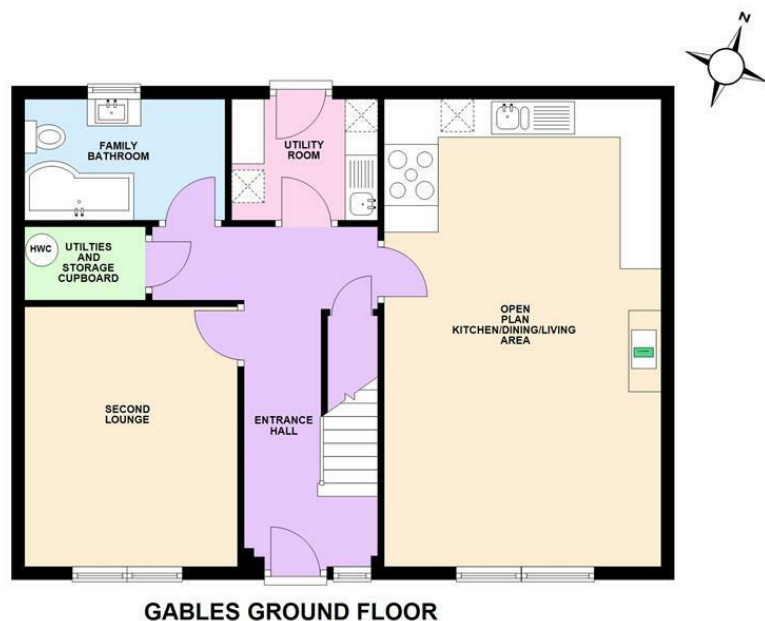
Please note that viewings are strictly by appointment. The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention 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)





TOTAL AREA: APPROX. 144.5 SQ. METRES (1555.9 SQ. FEET)

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>		
(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

Turn left on leaving Brodick Pier and follow the main road through Lamlash and then to Whiting Bay. Turn up Golf Course Road travel for approximately 400m, Gables is the second property on the left hand side and follow uphill, taking a sharp right at the crossroads heading towards the golf course.  
[What3words:///slick.aminator.electric](mailto:What3words:///slick.aminator.electric)

## CONTACT

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