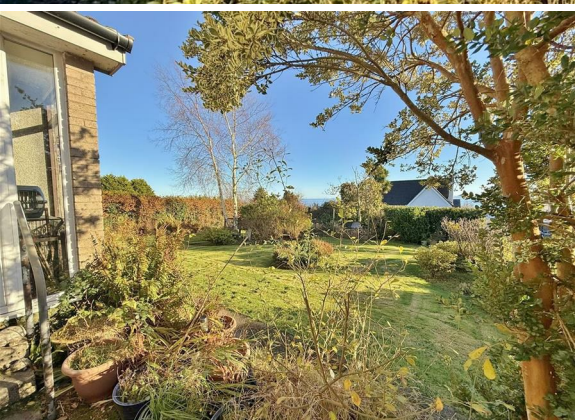


Ling Moor,  
Kings Cross,  
Isle Of Arran,  
KA27 8RG



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## 2 Bed Bungalow - Detached located in Kings Cross



Sitting in the tranquil area of King's Cross on the picturesque Isle of Arran, this spacious and much loved detached bungalow offers a delightful retreat for those seeking a peaceful lifestyle. The property features two generous double bedrooms, one of which boasts the convenience of an ensuite toilet, making it ideal for guests or family members.

Upon entering, you are welcomed by a bright entrance porch that leads into a central hallway. The front-facing lounge is a cosy haven, complete with a woodburning stove, perfect for those chilly evenings. The heart of the home is undoubtedly the kitchen/dining room, which provides a warm and inviting space for family meals and entertaining. Adjacent to the kitchen is a utility porch that grants easy access to the garden.

Ling Moor set within a sizable enclosed and private feu. The driveway accommodates several vehicles, ensuring ample parking for residents and visitors alike. The gardens, both front and rear, are thoughtfully landscaped, featuring lush lawns bordered by mature shrubs and plants, creating a serene outdoor environment. A unique touch is the landscaped map of Arran at the front, adding character to the property.

Additionally, the property includes a garage and two timber sheds, one of which has been recently constructed, providing excellent storage options. This bungalow is not just a home; it is a sanctuary that combines comfort, convenience, and the beauty of nature, making it a perfect choice for those looking to embrace the idyllic lifestyle that the Isle of Arran has to offer.

### Entrance

5'1" x 5'10"

Steps lead up to the handy enclosed entrance to the front.

### Inner vestibule

6'0" x 3'10"

A door opens into the inner vestibule with built in cupboards for hanging outdoor gear.

### Hallway

11'5" x 11'2" overall

An excellently proportioned central hallway with access to all of the accommodation within.

### Lounge

17'8" x 13'8"

A good sized dual aspect lounge with a wood burning stove and patio doors leading to the front garden.

The current owners had planned to construct a decking to which the patio door would lead onto. There are easterly views over towards the Holy Isle.

### Kitchen / Dining Room

17'4" x 15'11" overall

Sociable open plan kitchen with modern cream shaker style fitted kitchen units and complementary work top with integrated double over and gas hob. Plenty of space for a free standing fridge freezer, and spacious dining area with windows to the rear and side of the property.

### Utility Area

8'1" x 3'11"

To the rear of the kitchen a practical utility room with space washing machine and tumble dryer and access to the rear garden.

### Bathroom

6'0" x 8'6"

Off the hallway the bathroom is to the rear of the property and fitted with modern white suite with shower over bath.

### Bedroom 1

13'8" x 12'6"

To the rear of the bungalow with a picture window overlooking the rear gardens and beyond across the fields. A good sized double with fitted wardrobes.

### Bedroom 2

13'8" x 11'1"

To the front of the bungalow with a picture window overlooking the gardens. Another good sized double with an ensuite toilet.

### Ensuite

2'11" x 7'5"

Facilities for bedroom 2.

### Garage

Appended to the bungalow the garage does require some work to be water tight, it is fitted with power sockets and light. Access to the garage is a single door access and it has been partitioned creating a workshop.

### Garden

The grounds are sizable, relatively flat and mostly enclosed by fencing and hedging offering privacy, seclusion and rural views.

To the front there is driveway with access to the garage and off road parking for several cars.

The front and rear gardens are laid to lawn, bound by mature shrubs and plants. To the front, the gardens have been landscaped with a map of Arran.

Within the grounds there is a greenhouse and two timber sheds.

### Council Tax

The property is rated band D, paying £1,831.69 including water in 2025/26.

### Services

Ling Moor is connected to mains electricity, water and drainage is to a



SEPA registered septic tank which is shared with two other properties and located close by in a neighbouring garden. Hot water and heating is electric and is supplemented by the multi-fuel stove in the lounge.

#### A little more information

Ling Moor is located in Kings Cross a quiet rural settlement on the outskirts of Whiting Bay. Ling Moor a short distance from Whiting Bay. There is a primary school within Whiting Bay village as well as a selection of shops including a post office, pharmacy , two petrol stations, restaurants and a pub. The secondary school is at Lamlash. Whiting Bay has its own 18 hole golf course, bowling green and a beautiful beach.

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.

#### Floor Plan

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

#### 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:///presumes.crisp.kinks

#### Viewings by appointment

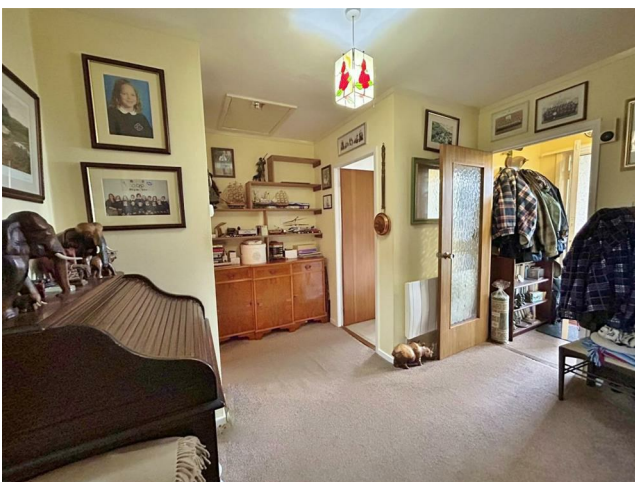
Please note that viewings are strictly by appointment.

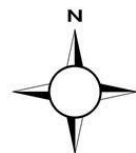
The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be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





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