







# Welcome

from the Watermans Team, to the property at:

## Cooriedoon

Cooriedoon offers an incredibly exciting and lucrative residential/commercial project in the heart of Whiting Bay on the Isle of Arran. The former care home has outstanding potential and could, subject to the correct permissions, be converted to a hotel, holiday lets, a bed and breakfast/Airbnb, an aparthotel, a guest house, or even a wedding venue/event space. Arran has huge demand for all aforementioned options, and Cooriedoon's configuration would also allow for conversion into apartments and two terraced houses, which there is also enormous demand for, given how many people are deciding to live on the island either part- or full-time.

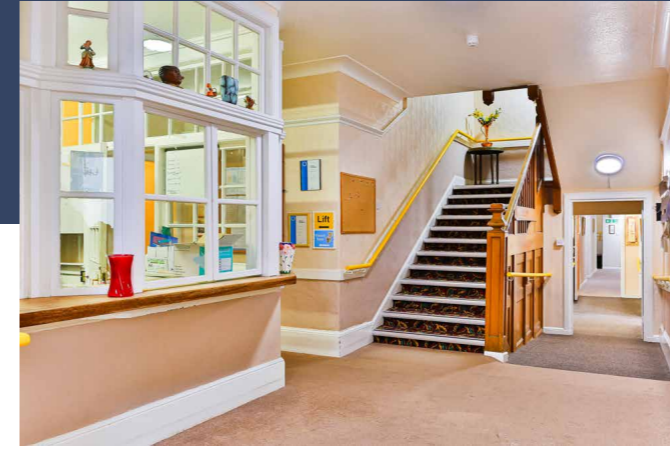
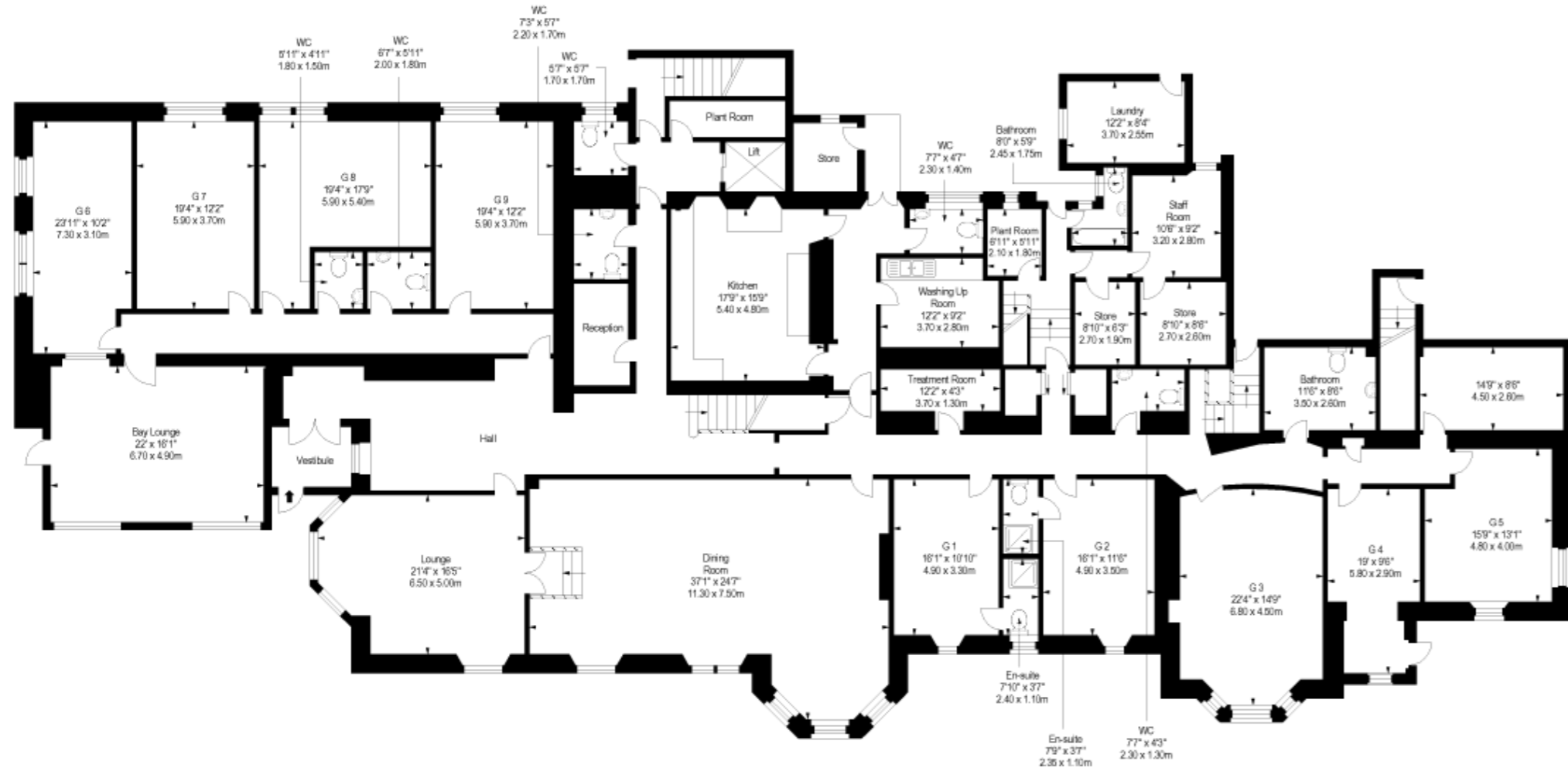
### Summary of the accommodation

- Exciting residential/commercial opportunity
- Former nursing home in Whiting Bay
- Breath-taking open views
- Endless potential and options for use
- Beautiful, late Victorian building
- 27 bedrooms, some with en-suite facilities
- Separate bathroom, shower room, and several WCs
- Multiple reception/public rooms and offices
- Generous grounds
- Rooftop balcony
- Extensive private parking



# Ground Floor Floorplan

(Individual floorplans available by request)



## Endless potential and options for use

The beautiful, imposing late Victorian building started its life in 1900 as the Whiting Bay Hotel, and in 1988, after extensive renovation, became Cooriedoon Nursing Home. The historic property boasts a truly enviable location: far enough away from the road to enjoy a secluded setting, and elevated to take full advantage of the views encompassing the beach, the Firth of Clyde, and the Holy Isle, with a particularly spectacular outlook from the upper two floors. The property's accommodation is arranged over the ground, first, and second floors and consists of 27 bedrooms (accessible by a lift or stairs), some with en-suite facilities, with each floor also benefiting from an accessible bathroom or shower room.

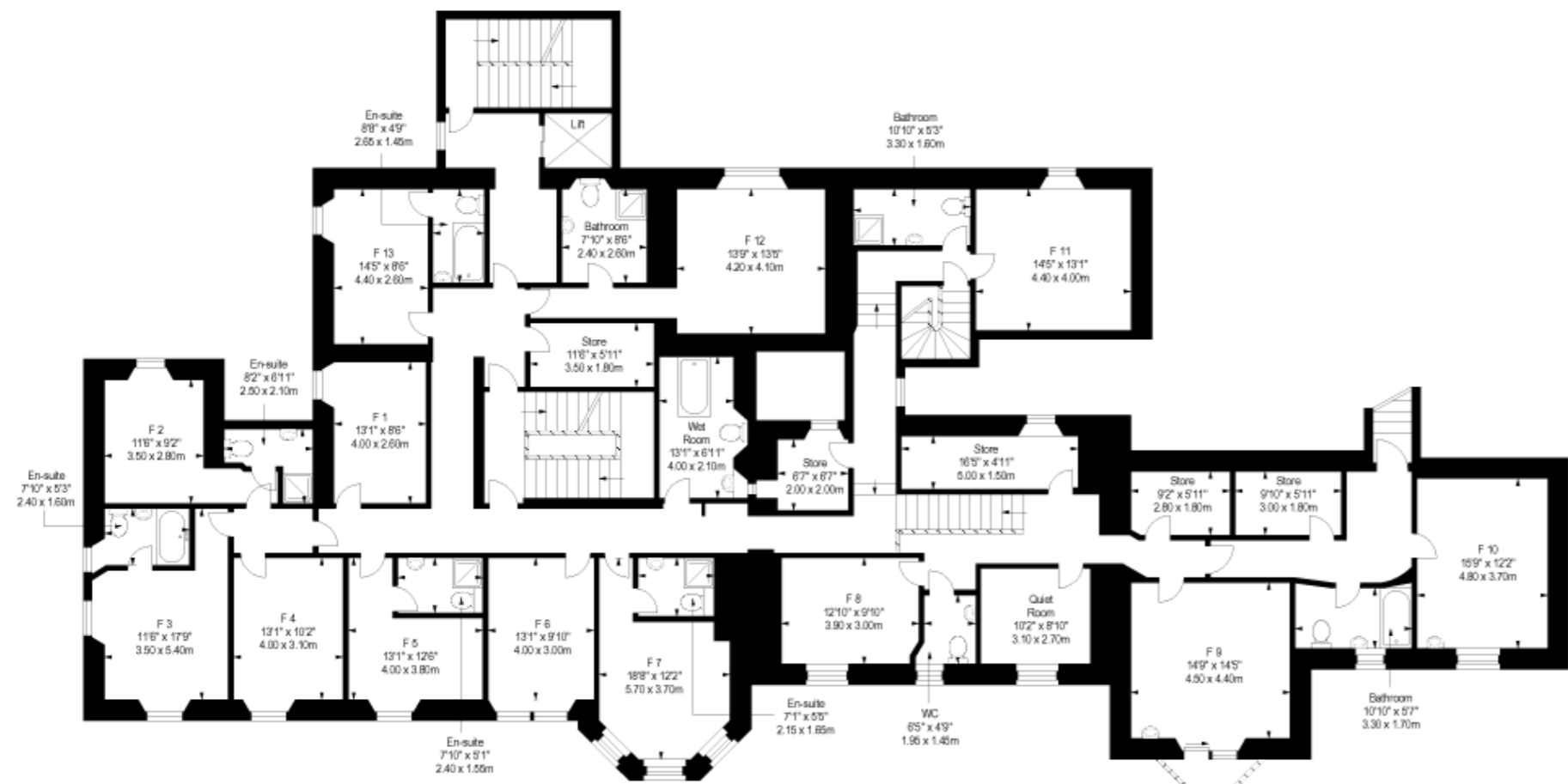
In addition to the extensive sleeping accommodation, the property has a multitude of other rooms that have previously been used as communal/staff spaces, such as living rooms, two kitchens, lounge rooms, a dining room, staff rooms, offices, and various store rooms, a laundry, and WCs, with the public rooms and kitchens offering potential for conversion into commercial kitchens/a restaurant if the new owner takes the hotel/guest house route. The opportunities are truly endless with Cooriedoon, and the new owner has creative scope to elevate this beautiful property and use it to its full potential.

Externally, Cooriedoon is set in generous grounds, boasts a rooftop balcony, and extensive parking is available by way of a large, private driveway.



# First Floor Floorplan

(Individual floorplans available by request)





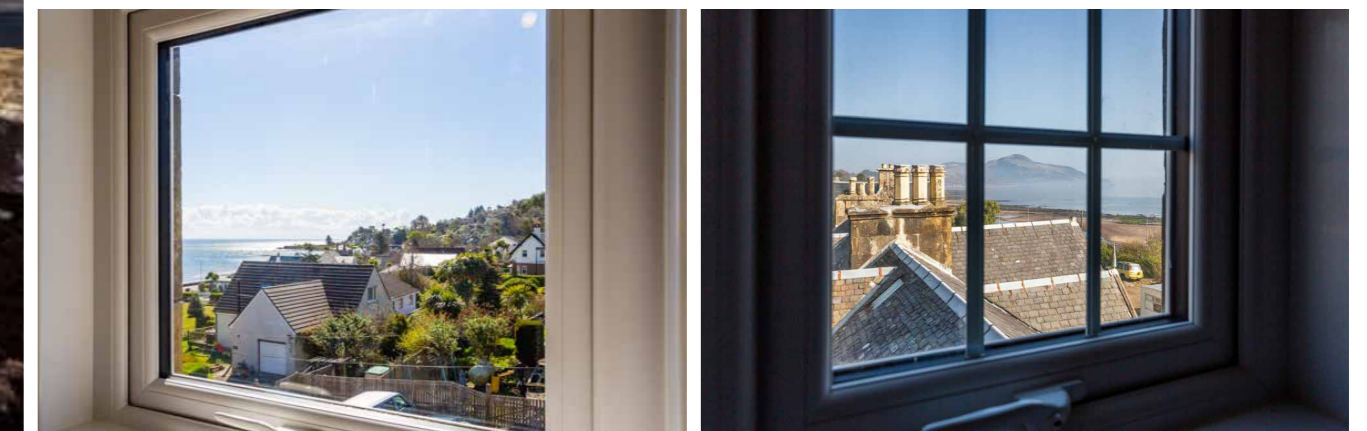
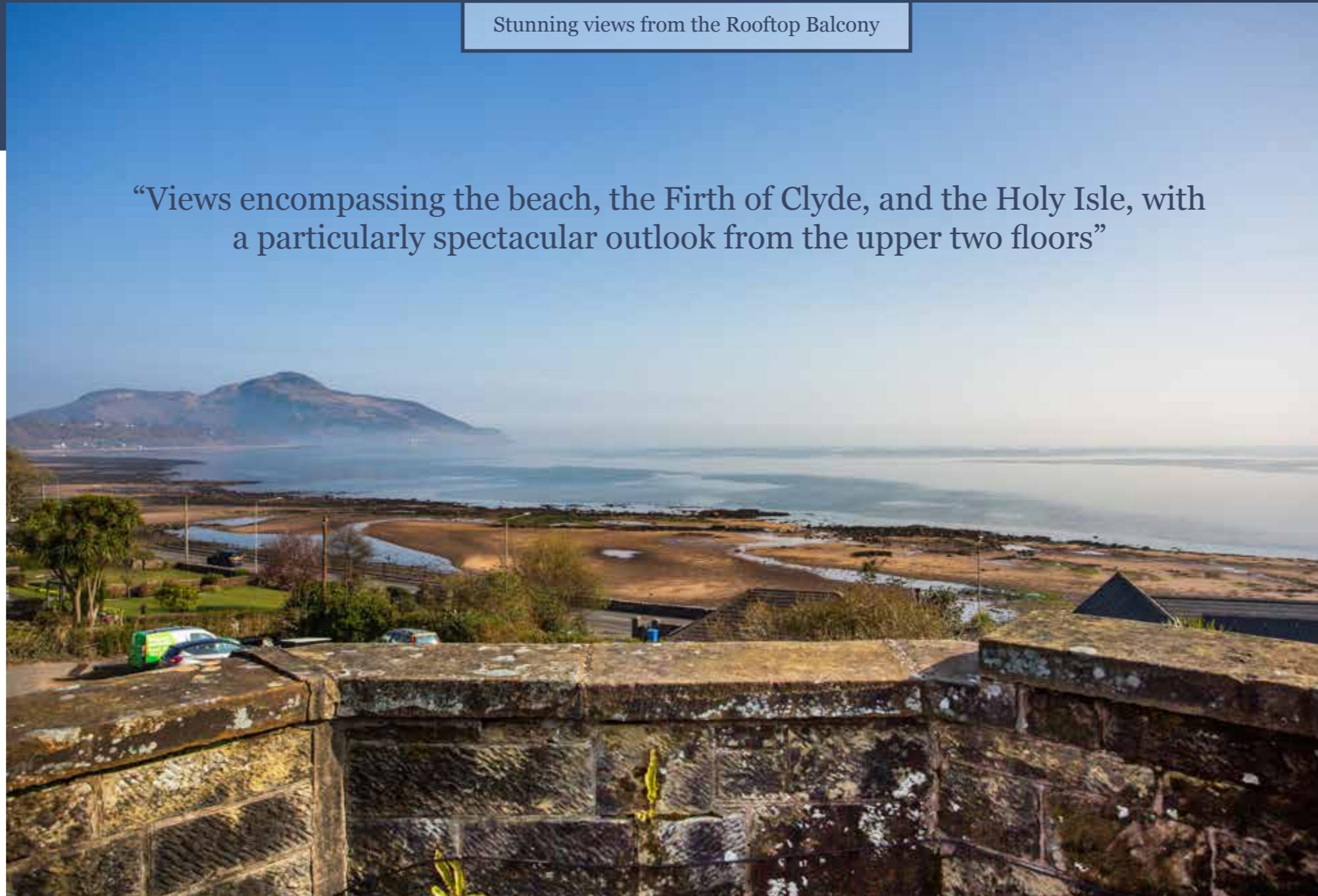
# Second Floor Floorplan

(Individual floorplans available by request)

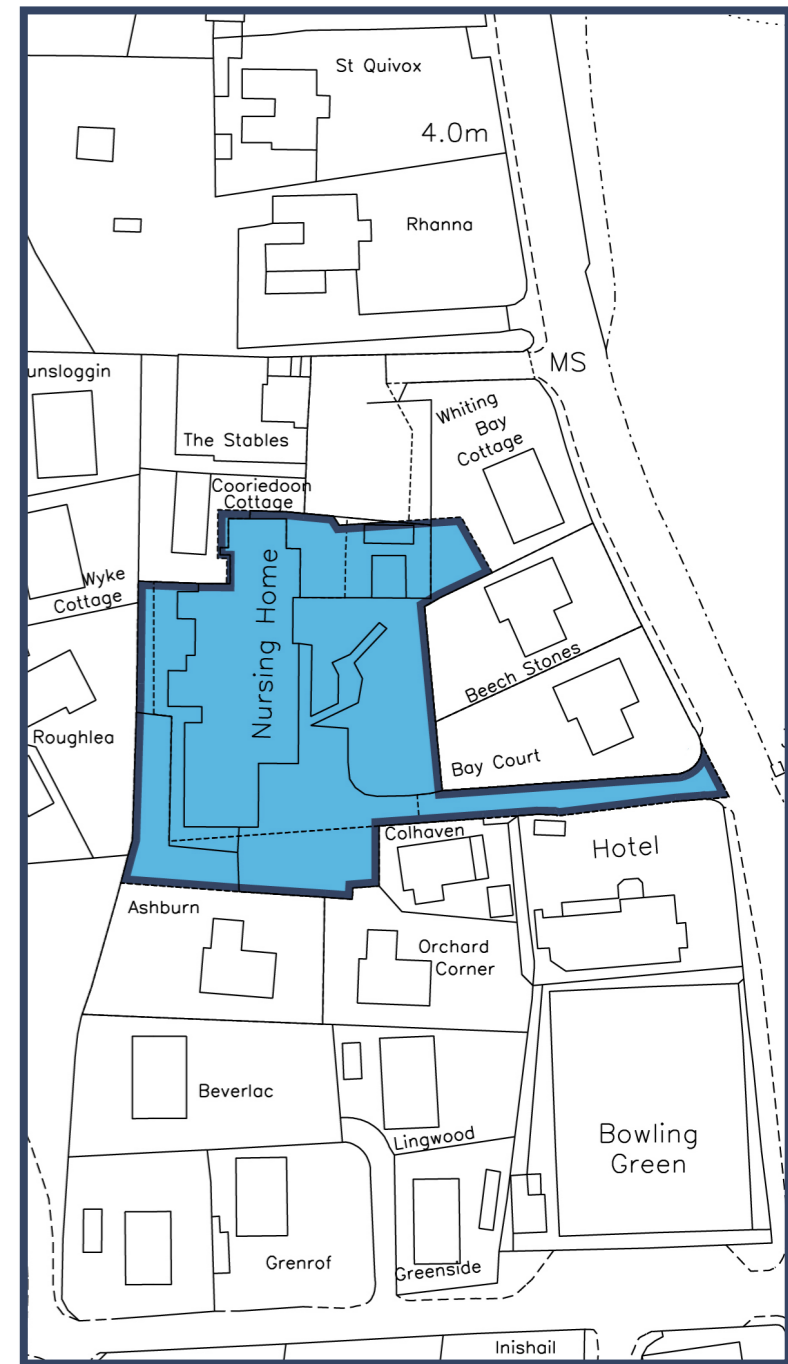


Stunning views from the Rooftop Balcony

“Views encompassing the beach, the Firth of Clyde, and the Holy Isle, with a particularly spectacular outlook from the upper two floors”





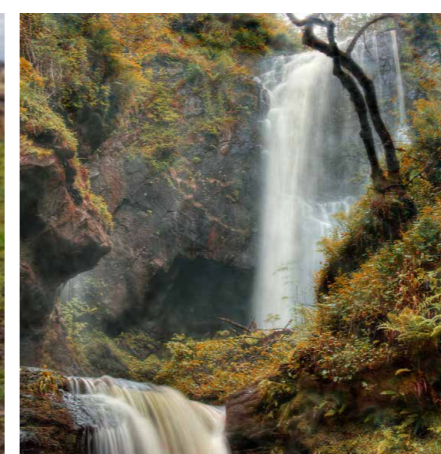
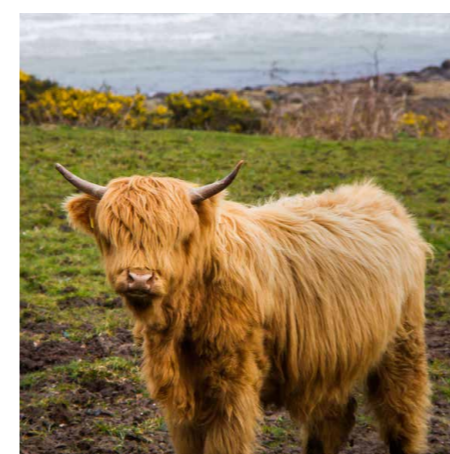






## Whiting Bay

**W**hiting Bay is located on the south east corner of the island and overlooks the Firth of Clyde, with views to the very southern point of Scotland. The village provides a newsagent, post office, pharmacy, two general food stores, café/bar, restaurant, bistro, hardware store and a farm shop. There is a craft outlet and art gallery, as well as a picturesque 18-hole golf course. Primary schooling is available in the village and secondary schooling is found at the High School in Lamlash. The surrounding area provides some of Arran's most scenic walks, not only along the shoreline, but also through the forest to Glenashdale Falls



**T**he Isle of Arran, approximately 167 square miles in area, is sometimes referred to as "Scotland in miniature", as it is divided into highland and lowland areas by the Highland Boundary Fault. The island is a popular destination for geologists, due to the substantial volcanic activity around 16 million years ago in the Tertiary period.

There are many stone circles and standing stones dating from Neolithic times, including those on Machrie Moor and the Giants Graves above Whiting Bay. Arran is approximately 60 miles in circumference and has some of the finest scenery in Scotland, with excellent walking, rambling and sea and trout fishing. Tourist attractions include Arran Aromatics, Arran Heritage Museum, Lochranza Distillery and Brodick Castle. There are seven golf courses on the island with 'Cooriedoon' ideally positioned for easy access to Whiting Bay Golf Club.







## Brief History of Whiting Bay

Some say Whiting Bay was so called because of the amount of whiting fish caught, although a herring fishery also ran from here. At one point it had the longest pier in Scotland. In Whiting Bay, the Giants' graves, neolithic tombs from 4000 years ago, lay in the forest along with Viking forts.



At Kingscross Point, a dun or fortified farmstead has been found dating back the better part of two thousand years. Kingscross was used by Vikings as a settlement and burial site, and it has been suggested that the bay to the south was named after them, with "Viking Bay" later becoming corrupted to Whiting Bay. In 1263, the Vikings of King Haco's fleet anchored before the Battle of Largs. Arran, according to Irish tradition, was also the home of Manannan mac Lir, the God of the Sea. Feb 1307 – Kingscross also achieved a footnote in history when it became the place from which Robert the Bruce sailed for Ayrshire in February 1307, en-route to regaining control of his kingdom from the English.

The pier in Whiting Bay was built in 1901 and became the longest pier in Scotland. It was dismantled in 1964. The transformation of a group of tiny settlements into the Whiting Bay we see today, began with the establishment of a ferry to Saltcoats in 1790. This was followed from the 1830s by the arrival of steamers from Glasgow and elsewhere in the Clyde Estuary.

Clearance of Arran's inland crofting areas from the 1830s produced a demand for more accommodation on the coast, here and elsewhere on the island. Of all Arran's villages, Whiting Bay seemed to attract the most "upmarket" clientele, and the result was a succession of fine villas being built along the landward side of the road running behind the bay. Meanwhile, a golf course was established in 1895, as were tennis courts, a bowling club and a putting green. The building of a new pier in 1901, which allowed steamers to land passengers directly rather than via flit boats, only confirmed the growth of the village.

During the war, a special boat called to take the lads off to war. A village hall was added in 1926. As late as 1953, the main ferry serving Arran from the mainland called at Whiting Bay as well as Brodick, but the change to a Brodick-only service in 1954 led to a decline in the fortunes of Whiting Bay and the closure of the old steamer pier in 1957. Today, the village pier is a very modest affair, projecting out from the shore close to the line of shops backing onto the sea in the centre of the village.





# Watermans

## Price & Viewings

Please refer to our website [www.watermans.co.uk](http://www.watermans.co.uk)  
or call us on 07961 202906

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