



Watermans

Nirvana, Silverhills

Whiting Bay, Isle of Arran, North Ayrshire KA27 8QL





A Coastal Retreat at Whiting Bay...

Situated on the picturesque Isle of Arran, this four-bedroom detached chalet-style property offers a rare combination of functional design and breathtaking coastal living. Meticulously maintained and strategically positioned, the residence provides versatile accommodation with stunning sea views, ample living spaces, and exceptional potential as both a primary residence and a successful holiday let. This property represents a unique opportunity to embrace island life with comfort and style.

The holiday let listing for Nirvana

Approximate rental rates per week:

Peak season (Aug) approx £1,615 / Low season (Jan) approx £1,036

Key Features

- Four-bedroom detached chalet-style property
- Dual aspect access
- Upper-level lounge with sea views
- Electric heating system
- Proven holiday let potential
- Integrated kitchen appliances
- Rangemaster cooker
- Ample off-street parking
- Well-maintained gardens
- Composite decking
- Level grounds

Kitchen & Dining

The heart of the home combines culinary functionality with social living, featuring a comprehensively equipped kitchen integrated within an expansive dining space. A premium Rangemaster cooker anchors the cooking area, complemented by modern integrated appliances. The dining space seamlessly connects to the kitchen, creating an inviting environment for preparing and enjoying meals. Generous worktop space and clever storage solutions ensure both practicality and aesthetic appeal, making this kitchen ideal for both everyday living and entertaining.





Living Room

This upper-level living room boasts a stunning open fireplace built into a dramatic stone wall that stretches to the ceiling. Patio doors open onto a balcony with breathtaking sea views, flooding the bright and spacious room with natural light. The living space seamlessly blends architectural interest with spectacular coastal scenery. This is an inviting and impressive room that captures the essence of contemporary coastal living.







Unique Feature

The upper-level balcony represents the property's architectural highlight, offering a neat outdoor space with panoramic sea views. Accessible directly from the lounge through patio doors, this area transforms outdoor living on the Isle of Arran. Whether enjoying a morning coffee, evening relaxation, or simply absorbing the breathtaking landscape, the balcony provides an intimate connection with the stunning coastal environment, elevating the property's appeal and lifestyle potential.



Bathroom & Shower Room

The ground floor bathroom offers a practical and functional design, featuring a modern white suite with a shower over bath. Fully tiled and thoughtfully appointed, the space provides convenient facilities for ground floor living.

Complementing this, the upper-level shower room presents a contemporary solution with sleek fixtures, a large shower enclosure, and a compact WC. Despite its modest size, the shower room is well-designed, maximizing both utility and aesthetic appeal, ensuring comfort and convenience for residents and guests alike.

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Four Bedrooms

The front aspect bedroom is a peaceful retreat, characterised by a neutral decor. Offering a tranquil space for rest, the room provides a serene environment away from the main living areas.

The spacious rear aspect double bedroom overlooks the garden, benefiting from ample natural light. Its thoughtful design ensures both comfort and practicality, making this ground floor bedroom a versatile space.



Upper Level Bedrooms

The upper-level double bedroom is a bright and spacious sanctuary. Furnished with modern touches, the room offers a contemporary living environment that seamlessly blends comfort with style. It also includes built in storage for added practicality. Lastly, the single bedroom provides a cosy and compact space, ideal for children or occasional guests. Clever storage solutions maximise the room's functionality, ensuring that even this smaller bedroom feels comfortable and well-considered.



Garden Space



The property's grounds are a testament to thoughtful landscape design, complementing the chalet-style residence with well-maintained, level terrain. A decking area creates an inviting outdoor living space, complete with a dedicated seating area perfect for al fresco dining or quiet contemplation. The landscaped gardens blend low-maintenance design with aesthetic appeal, offering ample space for outdoor entertaining while maintaining an effortless, natural charm. With potential for further gardening development, the exterior space provides both immediate enjoyment and future possibilities for personal landscaping.





The Area

Whiting 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



The 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 'Nirvana' ideally positioned for an easy access to Whiting Bay Golf Club.

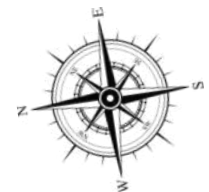




Approximate Total Area

144 sq.m.

The floorplan is for illustrative purposes. All measurements are highly reliable but not guaranteed.



EPC Rating - E

Home Report Value - £375,000



Watermans



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