



Plot 33 & 44
Cooper Angus Holiday Park
Whiting Bay
Isle of Arran
North Ayrshire
KA27 8QP



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Please contact us for
more information:

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Located in Cooper Angus Park on the shores of Whiting Bay, these modern static caravans represent well-designed, spacious, and easy to-maintain holiday homes. The seafront park is an established family run enterprise, surrounded by breathtaking scenery and enchanting forest walks - a perfect spot for relaxation and an ideal base to enjoy the island. www.cooperanguspark.com

Victory Stonewood Features

- Sunny and stylish dining kitchen open to:
- Multi-aspect living area with sea-facing French doors
- and sofa with airbed
- Two bedrooms (a double and a twin)
- Principal en-suite WC
- Chic shower room
- Bright internal hall
- Ample built-in storage
- Integrated appliances: gas hob, electric oven/grill with hood, fridge/freezer, and microwave
- Optional slimline dishwasher and 50" TV bracket
- Choice of external decking - wood or PVCu
- Painted chassis
- White uPVC glazing and combi boiler (LPG)
- All furnishings included in the sale

ABI 'The Coworth'

- Two Bedrooms
- Matt finish Champagne aluminium cladding
- Fixed dinette seating
- Carpet underlay in lounge
- Scatter cushions in lounge
- King size bed in master bedroom (except all 10ft models and 32ft x 12ft 2 bedroom model)
- 2'6" single beds in twin room (12ft 2 bedroom models only)
- Crib 5 mattresses to all bedrooms



Virtual decking on Plot 33



“The models on offer promise affordability without compromising on quality.”

Victory Stonewood (Plot 33)

This stylish model includes a sunny dining kitchen open to a homely living area boasting sea-facing French doors that can open onto a choice of external decking. The integrated kitchen is accompanied by a dining table with bench seating and well-equipped with appliances. The carpeted sitting area is fitted with an L-shaped sofa bed and a log-effect electric fire for added cosiness. The two light and airy bedrooms are reached via a naturally-lit internal hall. Both bedrooms are carpeted and feature ample built-in storage and dim-out window blinds for a good night's rest. The double room benefits from an en-suite WC, whilst a bright, chicly-appointed shower room is accessible from the hall.

Plot 33

2 Beds – 35' x 12'

£63,000 (Fixed Price)



They include an open-plan living area with a sofa bed, a double bedroom, a twin bedroom, and ample storage







“Understated interiors and
well-equipped to cater for
families and groups of up to
six persons”





The Coworth

Plot 44

2 Beds – 36' x 12'

£64,500 (Fixed Price)

Please refer to ABI website for further details: www.abiuk.co.uk



Please Note: Images shown are of a similar model (The Coworth) and not the actual unit being sold.



There is also convenient
access to a communal
on-site laundry



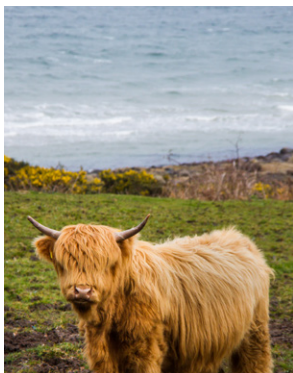
The park is open 11 months of the year. Closed
Jan 4th to Feb 4th for maintenance.

Pitch Fee is £2410 + VAT P/A

Rates - £290 P/A

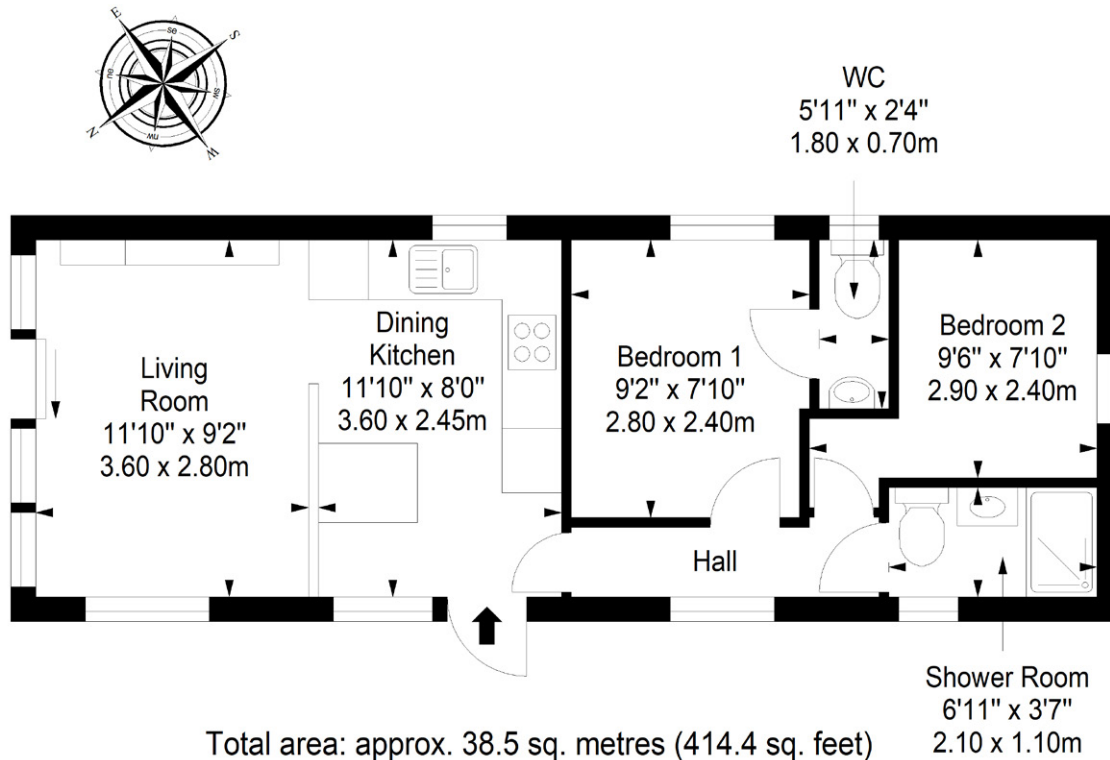
Electricity – Billed once a year by park owners





Whiting Bay is situated on the southeastern corner of the Isle of Arran, overlooking the Firth of Clyde and offering views of the southern tip of Scotland. The village has a newsagent, post office, pharmacy, two general food stores, a cafe/bar, a restaurant, a bistro, a hardware store, and a farm shop. Additionally, there is a craft outlet, art gallery, and a picturesque 18-hole golf course. Primary schooling is available in the village, while secondary schooling can be found at the High School in Lamlash. The surrounding area is home to some of Arran's most scenic walks, along the shoreline and through the forest to Glenashdale Falls. The Isle of Arran, covering approximately 167 square miles, is often referred to as "Scotland in miniature" because it is divided into highland and lowland areas by the Highland Boundary Fault. The island is a popular destination for geologists due to substantial volcanic activity around 16 million years ago in the Tertiary period. There are numerous stone circles and standing stones dating from Neolithic times, including those on Machrie Moor and the Giants Graves above Whiting Bay. Arran is around 60 miles in circumference and boasts some of the finest scenery in Scotland, offering excellent walking, rambling, and sea and trout fishing opportunities. Tourist attractions include Arran Aromatics, Arran Heritage Museum, Lochranza Distillery, and Brodick Castle. The island also features seven golf courses, with 'Cooper Angus Park' offering easy access to Whiting Bay Golf Club.

The Coworth Floorplan



Price & Viewings

Please refer to our website
www.watermans.co.uk

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Don't miss out!

20% DISCOUNT

If you are visiting the Isle of Arran to view this property, the Glenisle Hotel in Lamlash has an exclusive offer for Watermans' clients. Please call the hotel on 01770 600559 and quote the code WATERMANSGLLEN20 to enjoy a 20% discount on both accommodation and dining. The code also applies to non-residents for coffee/lunch/dinner - just mention WATERMANSGLLEN20 when booking your table or requesting the bill.

Glenisle Hotel is an award-winning boutique hotel on the Isle of Arran, in the charming village of Lamlash. The hotel offers modern, luxury rooms, all with a bath and (or) shower and free Wi-Fi in a comfortable living space. Most rooms boast far-reaching views over the River Clyde and encompassing the Holy Isle - make sure you request a room with a view so you don't miss out!

* Offer not valid on event days

Glenisle hotel: 01770 600559

Use code WATERMANSGLLEN20 to enjoy a 20% discount