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 6

 8

Council Tax
Band: G

EPC
Band: E

Total Area:
401 m²



Invermay, Whiting Bay
Isle of Arran, North Ayrshire, KA27 8PZ



The property

Offering a wealth of accommodation and limitless potential, Invermay is an exceptionally large and highly sought-after detached villa that covers an impressive **4,321 square feet** across three floors. The C-listed Edwardian building, built in 1905, is of significant architectural importance too, designed in the early Art-Deco style, with stunning architecture and original features. Currently used as a private home, it was previously run as a successful guest house by the current owners for seven years. Many years ago it was also a hotel, so the property is highly versatile, offering buyers a wide variety of uses and the chance to develop a lucrative income from it. Subject to any appropriate permissions, it could easily be reverted into a hotel or guest house and the top floor (once used as the owner's accommodation) could also become an independent flat or further accommodation. Adding to the appeal of this outstanding Edwardian property is its location, set directly on the coast of Whiting Bay with spectacular beach and sea views.



[Click here
for a
virtual tour of
Invermay](#)



Features

- A huge Edwardian villa (built 1905)
- Covering over 4,321 sq. feet
- Stunning Art-Deco architecture
- C-listed & with original features
- Highly versatile & limitless potential
- Spectacular beachfront location
- Stunning sea & beach views
- Grand reception hall with storage
- Five reception rooms & an office/bar
- Dining kitchen, plus a scullery & a laundry room
- Seven family bedrooms/guest rooms & five bedrooms
- Five en-suite shower rooms, & two WCs
- Three family bath/shower rooms
- Private front & rear gardens
- Gated driveway for multiple cars
- Oil-fired central heating system
- Single & double-glazed windows





Stepping into Invermay, you are greeted by a grand reception hall with well-retained period features and walk-in storage.



The accommodation from here is all well connected, including the five reception rooms, which are comprised of: a living room with a log-burning stove; a dual-aspect lounge with traditional styling, a bay window, and a period feature fireplace; a dual-aspect formal dining room with a bay window and a beautiful feature fireplace; a sunroom with rear garden access; and, a private snug for relaxation.









In addition, a dining kitchen comes well-appointed with cabinet storage and wood-toned worksurfaces. It has floorspace for a table and chairs, and an open-plan with a large scullery (equipped with storage). Also on this floor, there are two WCs, a laundry room/store, and an office/bar fitted with a counter and cubby storage.



On the first floor, a landing (with storage) extends to seven guest rooms/family bedrooms (depending on how the property is utilised). Five of these rooms are well-proportioned doubles that are all equipped with en-suite shower rooms; there are also two versatile singles, one of which is equipped with a washbasin. A bright three-piece bathroom, with a shower over bath, completes this level. The second/top floor features an open sitting room that connects to five bedrooms, a three-piece bathroom, and a three-piece shower room, providing further flexibility and potential to the property. It has oil-fired central heating and a mix of single and double-glazed windows.

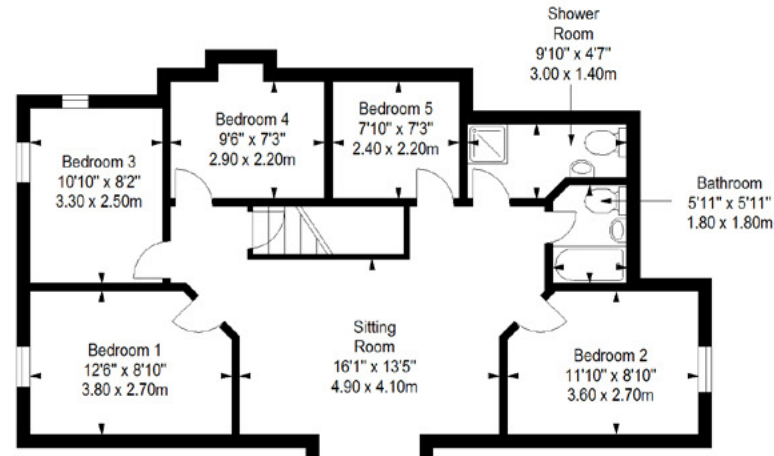




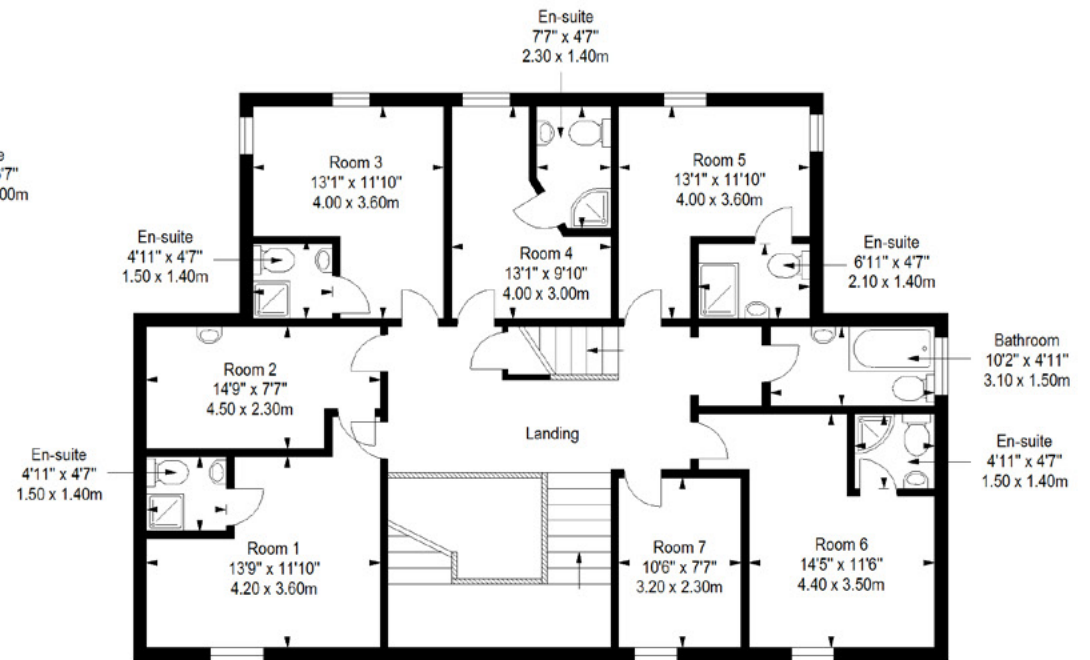


Externally, there is a low-maintenance front garden, framed by beautiful palms, which has a patio overlooking the beach – perfect for watching the tranquil sea and local wildlife. In addition, a large rear garden also has a patio area for summer dining and a generous lawn backed by mature trees. A gated driveway provides secure off-street parking for multiple cars.

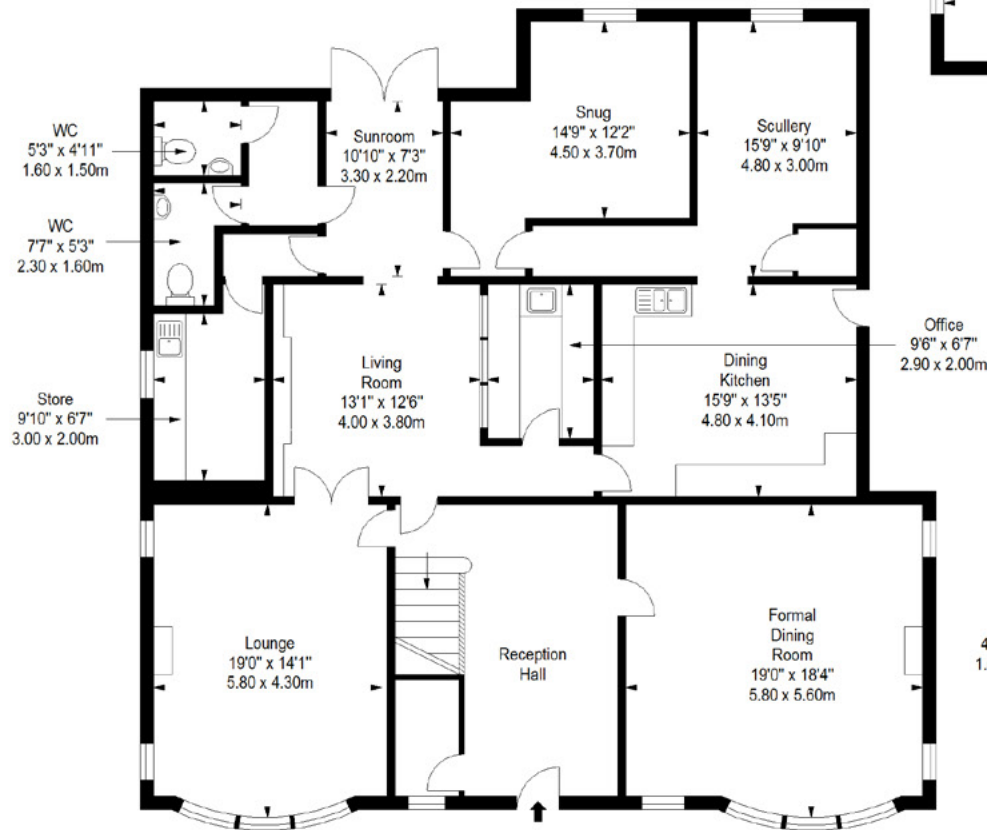
Second Floor
Approx. 76.4 sq. metres (822.4 sq. feet)



First Floor
Approx. 133.4 sq. metres (1436.0 sq. feet)



Ground Floor
Approx. 191.6 sq. metres (2062.4 sq. feet)



Total area: approx. 401.4 sq. metres (4320.8 sq. feet)



Whiting Bay

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 Invermay 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.

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