

BLAIRBEG HOUSE

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

A 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 tiny shops backing onto the sea in the centre of the village.





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.

Blairbeg House is a stunning spot, which is a bird watcher's paradise, with swans and other birds thronging the shore. They stay all winter. It all started with one person feeding a swan, which has subsequently become a regular hobby for the locals and, now, 4 or 5 generations of swans stay and enjoy the hospitality of Whiting Bay!

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 'Blairbeg House' ideally positioned for easy access to Whiting Bay Golf Club and Lamlash Golf Club.

WHITING BAY





If you have ever leafed through a Scottish country magazine, you will know that there are certain homes that capture the imagination and just take your breath away. 'Blairbeg House' is one of those - beautifully positioned, but at the same time, a fun, atmospheric and functional place in which you can live life to the full with your friends and family.

'Blairbeg House' enjoys a slightly elevated and prime location in the heart of Whiting Bay, allowing awesome views over the ever-changing waters and towards the Holy Isle. 'Blairbeg House' was built around the turn of the century and is typically Scottish in both appearance and construction and was previously a popular tea room and restaurant. The three-bedroom house retains much of its original character and charm, the property was fully renovated and upgraded in 2009, but still retains many original features and sits on a plot of around a third of an acre. It is now a super family/holiday home and has the added bonus of a self-contained, appended, two-bedroom cottage to the rear, which was newly constructed around 2010 and a winterised static caravan at the top of the plot.

This arrangement allows for a diverse range of possibilities and offers fantastic and flexible accommodation, which only a complete viewing will convey their true quality. The easily managed grounds benefit from private and fully enclosed gardens to all three units. There is an extensive driveway to the side and rear, which allows for off-road parking for a number of vehicles.





The subjects are entered via a welcoming reception hallway, with two storage cupboards, staircase off to the upper landing and access to the principal apartments. Access can be gained to a useful shower-room from here. Immediately impressive is the dual-aspect lounge, which is of palatial proportions and the potential for a range of furniture configurations. The picture windows to the front aspect offer tremendous views over the ever-changing waters of the Firth of Clyde and into the heart of the village. The feature fireplace is the other key feature of the room. French doors also beckon you from here onto the feature area of decking. Access can be gained from here to a family room, which has a variety of uses and is currently being used as a very comfortable study. This room could easily be converted into a fourth bedroom if desired. The open-plan kitchen/diner (with underfloor heating) has been fitted to include an excellent range of contemporary floor and wall mounted units, with a striking work surface, which provides a fashionable and efficient workspace. It further benefits from a range cooker with extractor over. There is further space for a dishwasher and an upright fridge/freezer. The utility room off the kitchen is plumbed for a washing machine and a tumble dryer. The dining area is open-plan from the kitchen and has ample space for a table and chairs for more informal dining with friends and family and similar views to that of the lounge can be enjoyed from this vantage point. A large cellar can also be accessed from this zone. French doors open onto the spacious decking to the front aspect. This is the perfect spot to spend a lazy summer's day entertaining friends and family and has been used for this purpose on many an occasion. All the internal doors are oak with hardwood finishings and there is engineered oak flooring throughout the ground floor of the property.



"...THE PICTURE WINDOWS TO THE FRONT ASPECT OFFER TREMENDOUS VIEWS OVER THE EVER-CHANGING WATERS OF THE FIRTH OF CLYDE AND INTO THE HEART OF THE VILLAGE..."

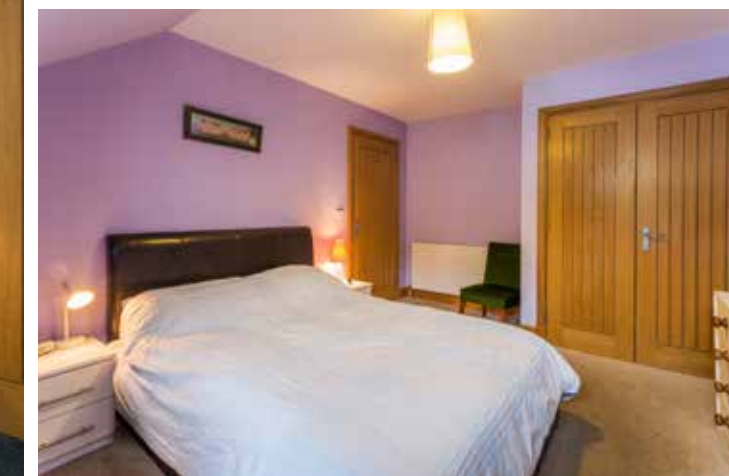




BEDROOMS & BATHROOMS

The staircase leads to the first-floor level revealing a bright and airy landing, three substantial bedrooms and a family bathroom. All of the bedrooms offer tremendous views of the surrounding area and have storage facilities. The window seat in the third bedroom will make this a 'must have' room with all members of the family. The separate bathroom (with under-floor heating) creates the perfect ambience in which to unwind.

The specification includes electric (wet) central heating and double-glazed windows for additional peace of mind and comfort.



EXTERIOR AND SUN TERRACE



Approximate Dimensions
(Taken from the widest point)

BLAIRBEG HOUSE

Lounge	5.30m (17'5") x 4.70m (15'5")
Family Room/Study	5.30m (17'5") x 3.40m (11'2")
Kitchen	4.50m (14'9") x 3.40m (11'2")
Dining Area	4.00m (13'1") x 2.90m (9'6")
Utility	2.00m (6'7") x 1.60m (5'3")
Master Bedroom	4.50m (14'9") x 3.30m (10'10")
Bedroom 2	4.90m (16'1") x 2.90m (9'6")
Bedroom 3	3.60m (11'10") x 3.20m (10'6")
Bathroom	3.70m (12'2") x 2.20m (7'2")
Shower Room	2.20m (7'3") x 1.90m (6'3")

Gross internal floor area (m²): 210m²

EPC Rating: D

Extras (Included in the sale): All of the furniture within Wee Blairbeg is available by way of separate negotiation.

Blairbeg House is rated 'F' for council tax. Wee Blairbeg is commercially rated as a holiday home and at present North Ayrshire Council give small business relief - resulting in no payment.



SEA VIEWS



BUS LINKS



LOCAL AMENITIES



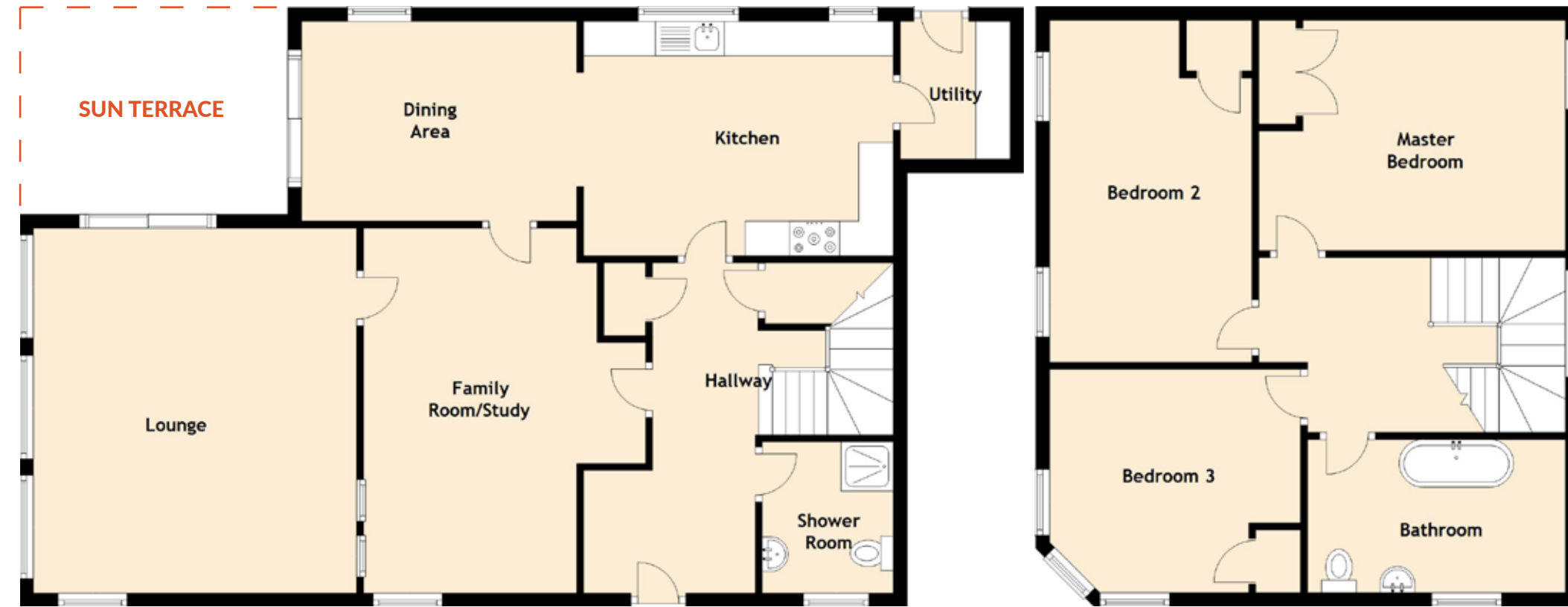
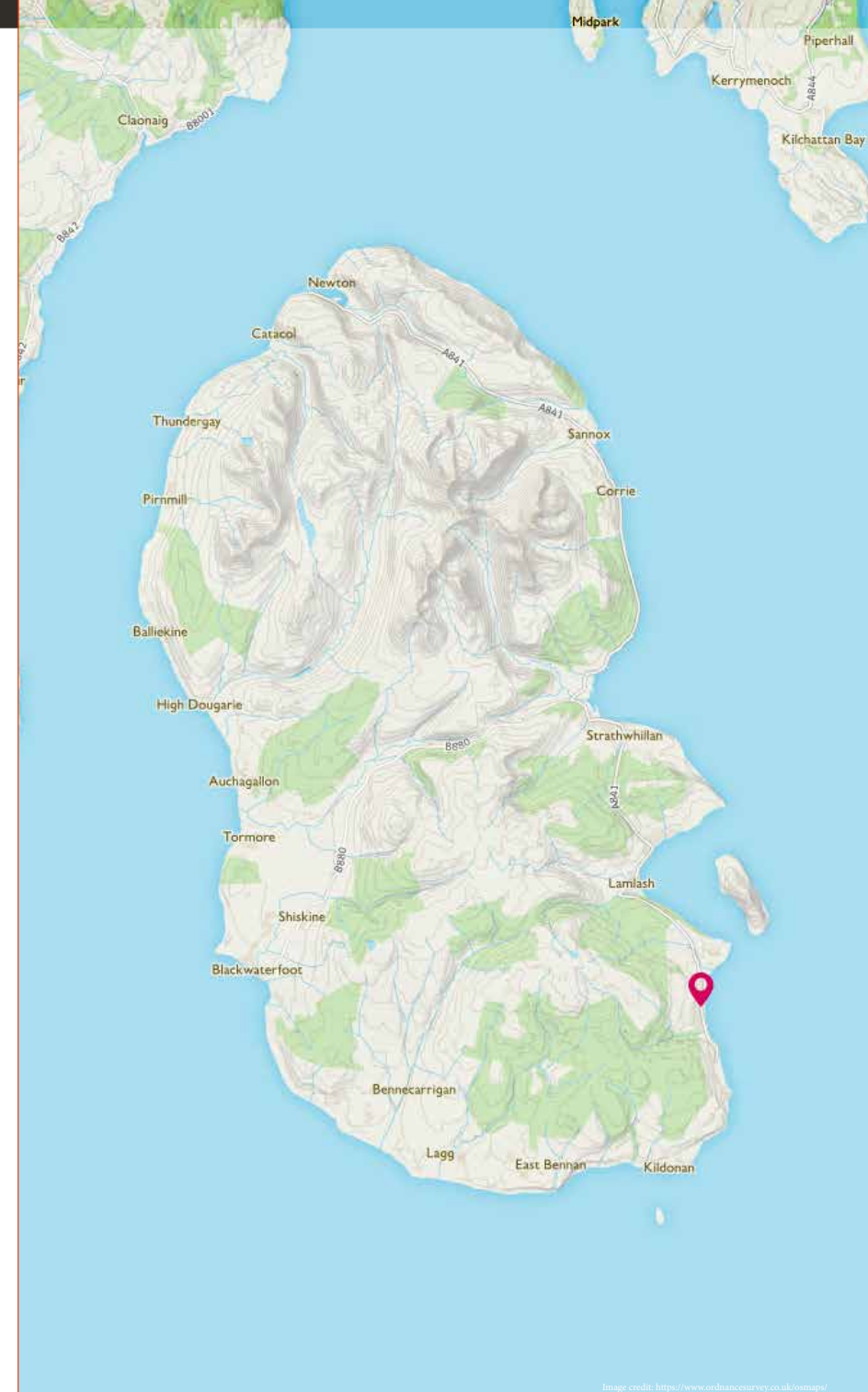
SUN TERRACE



SEPARATE COTTAGE



BUSINESS OPPORTUNITY





WEE BLAIRBEG

Attached to the main house, you enter the independent two-bedroom cottage, which was newly constructed around 2010 to create a virtually maintenance-free property and is set over one level. The cottage is perfect for holiday lets or for an elderly relative or teenager requiring a level of independence. It is currently advertised on www.cottageguide.co.uk and [Trip Advisor](https://www.tripadvisor.com). The owners have been able to command **£260-£460** per week for a holiday rental taking bookings for 41 weeks in 2017 and have many returning customers.

In more detail, the accommodation comprises a welcoming vestibule. The open-plan lounge/kitchen/diner is well proportioned and the living zone is both bright and airy, with a picture window offering views of the surrounding area. There is also room for a dining table and chairs for more informal dining. The patio doors, which open into the private gardens and the feature (electric) fireplace are the other key focal points of this zone. The kitchen has been professionally fitted to include a good range of floor and wall mounted units with a striking worktop. It further benefits from space for a freestanding cooker, washing machine, dishwasher and an upright fridge/freezer. There are two well-proportioned bedrooms and both offer space for additional free-standing furniture if required. A shower-room completes the impressive accommodation.

The property benefits from gas central heating (LPG), double glazing and externally has a secluded patio and a fully enclosed garden that is mostly laid to lawn.



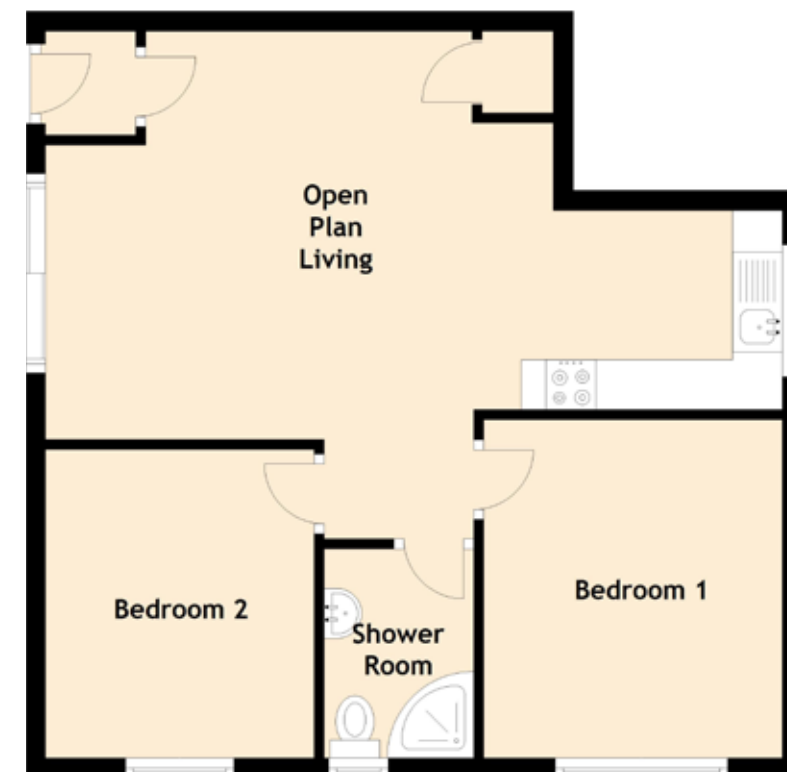
Approximate Dimensions
(Taken from the widest point)

WEE BLAIRBEG

Open Plan Living	7.40m (24'3") x 4.10m (13'5")
Bedroom 1	3.40m (11'2") x 3.00m (9'10")
Bedroom 2	3.10m (10'2") x 2.70m (8'10")
Shower Room	2.10m (6'11") x 1.50m (4'11")

Gross internal floor area (m²): 53m²

EPC Rating: N/A





The caravan (2009 model) provides very comfortable accommodation and is pleasantly situated at the top of the garden. It further benefits from an extension to provide a welcoming vestibule.

The accommodation on offer briefly comprises a fully fitted kitchen comprising a double oven, extractor hood and fridge/freezer. This is open-plan to the bright and airy living zone, which offers a range of furniture configurations and has a feature (electric) fire. French doors open from here onto the decking – which allows for awesome views. There are two well-proportioned bedrooms. The master also benefits from an en-suite w/c and a walk-in dressing area. A shower-room completes the flexible accommodation. The caravan is heated by gas central heating (LPG), is double glazed and fully insulated meaning it is suitable for all year round use, electricity is provided (coin meter).

There are private gardens wrapped around the caravan and there is a large storage shed, which is plumbed for a washing machine and tumble dryer.

NB – Planning permission was previously granted for the erection of a two-bedroom single storey dwelling on this particular plot. The planning has lapsed and the current owners have now placed the caravan on the plot. A copy of the drawings/planning notice etc. are available upon request. The Home Report value does not include the value of the caravan (approx. £30,000) and the caravan holds a Certificate of Lawfulness.

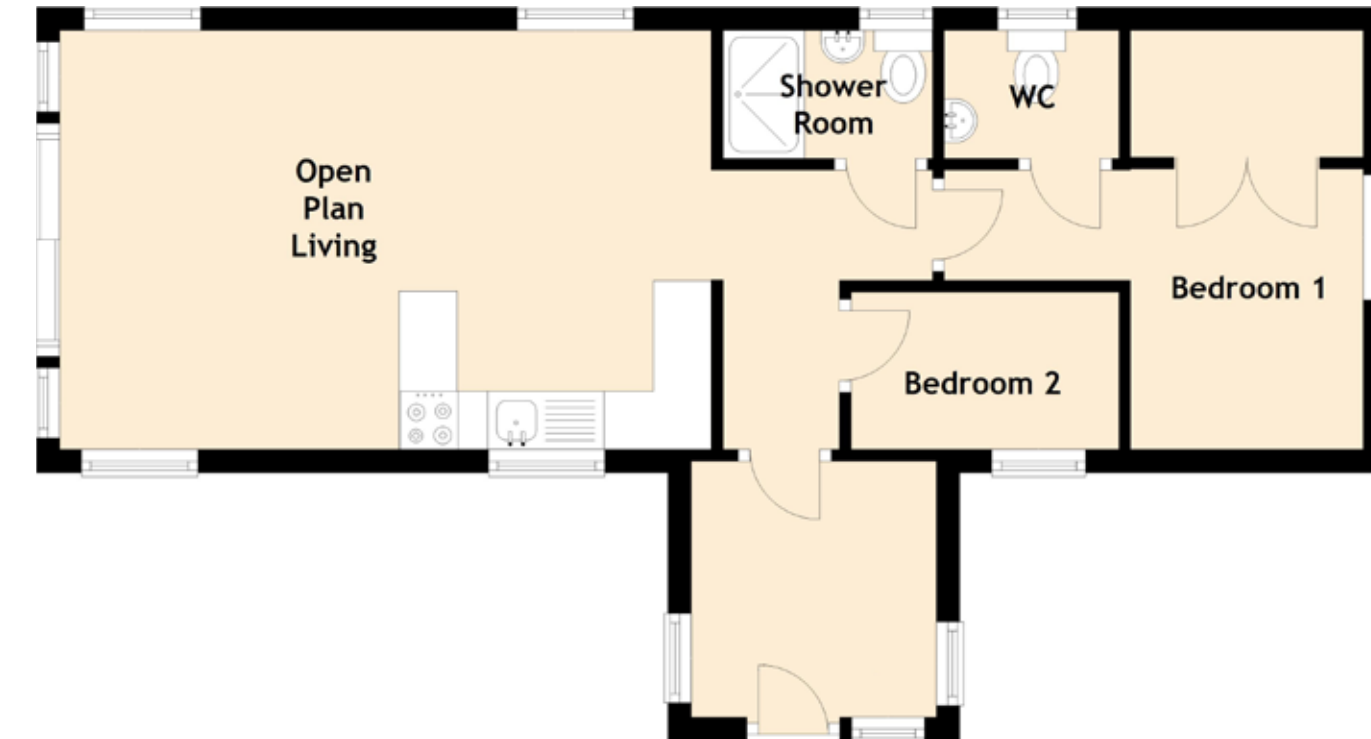


Approximate Dimensions
(Taken from the widest point)

BLAIRBEG CARAVAN

Open Plan Living	5.60m (18'4") x 3.60m (11'10")
Bedroom 1	2.50m (8'2") x 2.00m (6'7")
Bedroom 2	2.30m (7'7") x 1.20m (3'11")
Shower Room	1.80m (5'11") x 1.10m (3'7")
WC	1.20m (3'11") x 1.10m (3'7")
Vestibule	2.20m (7'3") x 2.10m (6'11")

Gross internal floor area (m²): 42m²






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