



33 Montrose
Terrace,
Whiting Bay,
Isle Of Arran,
KA27 8QN



Arran
ESTATE AGENTS

ISLAND OWNED & RUN SINCE 1990

2 Bed
Villa
located in Whiting Bay



Welcome to no. 33 a charming villa located on Montrose Terrace, on the picturesque Isle of Arran. This delightful property boasts a spacious open plan lounge/ dining room and a large conservatory providing ample space for relaxation and entertaining. With two well-proportioned double bedrooms, with built in storage it is perfect for small families or those seeking a peaceful retreat.

The villa features a well-appointed bathroom, ensuring comfort and convenience for its residents. One of the standout features of this home is the lovely conservatory, which invites natural light and offers a serene space to enjoy the surrounding gardens overlooking the Glenashdale Burn and beyond to Whiting Bay shore.

Set on a large corner plot, this property benefits from a south-facing aspect, allowing for plenty of sunlight throughout the day. The off-road parking at the front adds to the practicality of the home, making it easy for you and your guests to come and go.

This well-maintained villa presents an excellent opportunity for those looking to extend and grow, with plenty of potential to personalise the space to suit your needs. Whether you are seeking a permanent residence or a holiday home, this property on the Isle of Arran is sure to impress. Don't miss the chance to make this lovely villa your own.

Entrance hallway

5'11" x 6'9"

Steps lead up to the front door which opens into a hallway with stairs up to the first floor.

Lounge

12'5" x 19'2" overall

Spacious and bright lounge with a dining area to the rear with windows to the front and rear gardens. French doors to the side open through to the conservatory.

Conservatory

12'9" x 8'9"

A sunny addition which lends itself to many potential uses, with the addition of door access to the rear garden.

Kitchen

13'2" x 8'9" overall

To the rear of the property, the kitchen has a door out to the gardens and large picture window overlooking the rear. There is an integrated oven and hob and space for freestanding appliances which include fridge, washing machine and tumble dryer.

Shower room

5'6" x 6'8"

A contemporary and stylish fully accessible shower room with frosted window to the side of the property.

Storage room

8'6" x 4'4"

Off the hallway, a spacious ground floor storage room, ideal for storing all your outdoor gear and linen, as well as a traditional airing pulley for laundry.

Bedroom 1

12'4" x 12'7"

Spacious double bedroom with a dormer window to the front with a built in wardrobe and also additional above-stairs storage.

Bedroom 2

12'7" x 8'8"

A second spacious double bedroom with a dormer window to the front with a built in wardrobe.

Garden

No. 33 enjoys a large corner plot and the grounds are well maintained, low maintenance and securely fenced and bounded. To the front there is a paviour drive with off road parking for 2 cars and to the rear there is a raised patio to enjoy the wonderful view across the Glenashdale burn and beyond as well as an appended brick built external store.

Services

The property is connected to mains electricity, water and drainage is to a septic tank.

Hot Water and central heating is by the oil fired boiler, supplying radiators throughout.

Council Tax

No. 33 is rated band 'A' for council tax with North Ayrshire Council paying £1,558.77 in 2026/27.

A little more information

Montrose Terrace is located a short distance from the centre of the village and well placed for access to the local shops and other amenities and many of the popular walks within the area. Being close to Glensashdale burn, the seafront and the beautiful sandy beach, it is approximately half a mile from the local primary school. The Arran High School with UHI hub and primary with early years classes is in Lamlash which pupils travel to daily.

Whiting Bay is an attractive, friendly and vibrant community with a large



village hall, local pub, restaurants, excellent choice of shops and an 18 hole golf course as well as a bowling green.

The Isle of Arran is a place where you can find a little bit of everything you could ever want from a Scottish island; an ever-changing coastline, dramatic mountain peaks, sheltered beaches, verdant forests, great cultural festivals and a wealth of tasty local produce.

What3words///

Every 3 metre square of the world has been given a unique combination of three words.

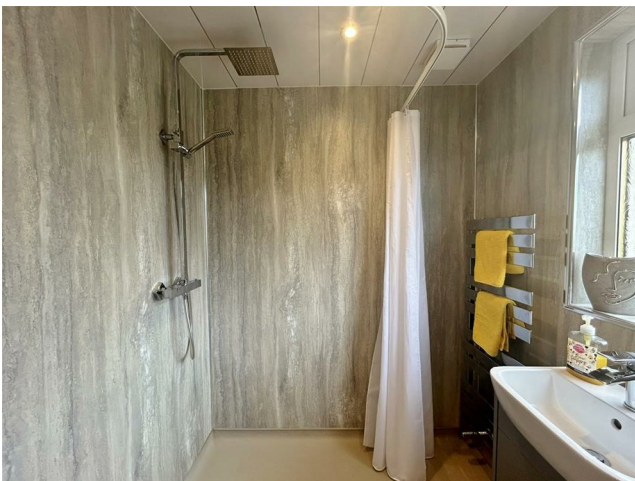
Used for navigation, here are the words for this property:
What3words///shorts.shadowed.start

Floor Plan

Floor plan is not to scale and is to be used for guidance only.
Room sizes are approximate.

Viewings by appointment

Please note that viewings are strictly by appointment.
The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be set. These particulars are believed to be correct but their accuracy is not guaranteed and they should not form or constitute any part of any contract.



Cal Mac travel details

If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.

Caledonian MacBrayne Tel: 01770 460 361 www.calmac.co.uk

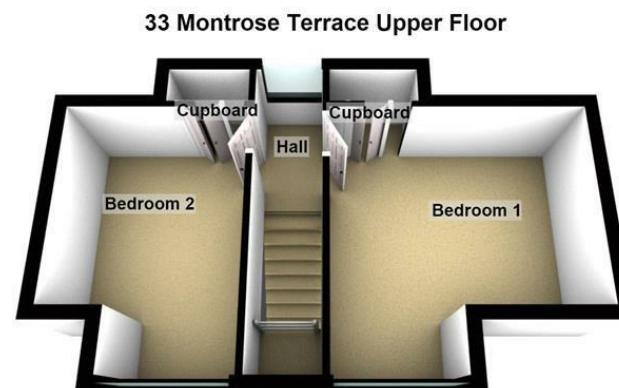
DIRECTIONS

From Brodick Pier turn left and proceed through Lamlash to Whiting Bay. Travel through the village and at the southerly end of the village turn right into Montrose Terrace . Proceed along the terrace and take the first turning on the left and no 33 is on the left hand side at the far end.
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CONTACT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	65
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
EU Directive 2002/91/EC		