



Carraig-Dhubh,
Shore Road,
Whiting Bay,
Isle Of Arran,
KA27 8QP



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

A portfolio of 4 homes
located on a shore front
position in Whiting Bay

CARRAIG DHUBH HOUSE 3 BEDROOM

CARRIAG DHUBH NORTH 2 BEDROOM

CARRAIG DHUBH SOUTH 3 BEDROOM

CARRAIG DHUBH COTTAGE 3 BEDROOM

CARRIAG DHUBH - A PORTFOLIO WITH POSSIBILITIES - INVESTMENT, LIFESTYLE AND ISLAND LIVING ALL IN ONE.

Carraig Dhubh presents a rare opportunity to acquire multiple properties on the same title, offering exceptional versatility for a new owner. With an established history of holiday letting and the potential to generate an attractive income, the portfolio could continue to operate as a successful holiday business, provide a wonderful multi-generational family home, or offer the best of both worlds, with a main residence complemented by holiday cottages to provide supplementary income.

Owned by the current seller since 2014 and operated exclusively as an income-generating portfolio, the properties offer an exciting opportunity to explore a variety of uses, depending on individual needs and ambitions.

The setting is every bit as special as the opportunity itself. Enjoying a prime position in the popular village of Whiting Bay, the properties boast breath-taking panoramic views across the Firth of Clyde towards the mainland. From the front garden, the Holy Isle appears wonderfully close, while the majestic outline of Goatfell can be glimpsed in the background. It's a truly captivating island setting, with the potential to create something quite special.

Carraig Dhubh House

Carraig Dhubh House is a charming and spacious home enjoying a wonderful front-facing position towards the Firth of Clyde, with lovely sea views. The property offers generous accommodation arranged over two levels, providing an appealing combination of traditional character and comfortable living space. On entering, the large sun porch leads into the welcoming hallway, with useful storage cupboard. The spacious living accommodation includes a lovely lounge centred around an open fire, creating a warm and inviting focal point, while the kitchen/dining room provides a practical and sociable space for everyday living and entertaining.

Upstairs, there are two particularly spacious double bedrooms, together with a further small double bedroom, all enjoying views towards the sea. A family bathroom and useful linen cupboard, conveniently positioned over the stairs, complete the upper-floor accommodation.

Carraig Dhubh North

Carraig Dhubh North enjoys a particularly attractive position with beautiful views across towards the Holy Isle, creating a wonderful backdrop and a lovely sense of connection with the surrounding landscape. On a clear day, the impressive outline of Goatfell can also be seen framing the distant views, adding to the appeal of this delightful island property.

The accommodation is thoughtfully arranged over two floors, offering comfortable and practical living space.

On the ground floor, there is a well-equipped kitchen fitted with an electric hob and oven, fridge freezer and washing machine, together with a useful breakfast bar. The sitting/dining room provides a welcoming and versatile space for relaxing and entertaining, while a sun porch offers a lovely additional area to enjoy the surrounding outlook. A comfortable double bedroom on this level provides useful

flexibility for guests or single-level living. Upstairs, there is a second double bedroom, along with a family bathroom and an upper hall with a useful storage cupboard. Overall, the accommodation offers a comfortable and versatile layout, with two double bedrooms and a good balance of living and bedroom space.

Carraig Dhubh South

Carraig Dhubh South enjoys a lovely southerly aspect, with pleasant views across the surrounding fields towards the Firth of Clyde. This charming property offers comfortable accommodation arranged over two floors and would make an appealing island home or holiday retreat. The ground floor comprises a welcoming living room, separate dining room, and a well-appointed kitchen fitted with an electric oven and hob, fridge freezer and washing machine, double bedroom and a bathroom.

On the upper floor are two well-proportioned double bedrooms, providing comfortable and versatile sleeping accommodation. With its attractive southerly outlook, views towards the Firth of Clyde and practical accommodation, Carraig Dhubh South offers an appealing opportunity to enjoy island living in a peaceful coastal setting.

The Cottage

The Cottage is a delightful detached home enjoying an enviable position, with expansive views to the front across the surrounding landscape towards the Holy Isle and the sea beyond. All accommodation is conveniently arranged on one level, making this a particularly appealing and easy-to-manage property. The accommodation comprises an entrance hall, leading into a bright and sociable open-plan kitchen, sitting and dining room, which takes full advantage of the lovely outlook. There are two bedrooms, comprising a comfortable double bedroom and a versatile bunk room, together with a shower room.

Adding further practicality, the property also benefits from an attached workshop/storage area to the rear, with its own independent entrance, providing excellent space for storage, hobbies or practical use.

Summer House

A charming timber-clad summer house sits beautifully within the grounds, thoughtfully positioned to blend seamlessly with its surroundings while enjoying lovely views towards the Holy Isle and across the Firth of Clyde. This versatile space offers a wealth of possibilities and could be used as a home office, gym, art studio, yoga retreat or music room, providing a peaceful setting in which to work, create or relax while taking in the ever-changing coastal outlook.

Garden

Each property benefits from its own dedicated garden and seating area, providing a lovely private space in which to relax and enjoy the peaceful surroundings and coastal outlook.

To the front, the properties are complemented by a sweeping expanse of lawn, creating an attractive approach and a wonderful sense of space. There is also substantial private parking, with ample provision for several vehicles and dedicated parking for each property. Access is provided via a private drive leading from the main coastal road, offering both convenience and a pleasant approach to these charming properties. Together, the gardens, generous parking and attractive grounds create a particularly appealing setting for enjoying relaxed island living.



Services

Carraig Dhubh is connected to mains electricity, water and drainage is to a septic tank located within in the grounds.

Heating and hot water are supplied by an oil fired boiler which is regularly maintained by a local plumber.

Electrical upgrading was done on 2023 when new fuse boxes were replaced in all 4 properties.

Council tax

The site is commercially rated, therefore none of the properties pay council tax.

Short term let holiday license

The Carraig Dhubh Properties come with short-term let licenses, presenting a unique opportunity for those considering rental options. Although not being sold as a business, the property could be offered as a turnkey solution, with all fixtures, fittings, furniture, and equipment available by separate negotiation.

* The STL License is issued by North Ayrshire Council and if the new buyer wishes to continue operating the cottage as a STL, our seller (Host) will apply for a Variation of the licence, inviting North Ayrshire Council to substitute the new buyer as the Host.

Floor Plan

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





Carraig-Dhubh Shore Road, Whiting Bay, Isle Of Arran, KA27 8QP

A little more information

The Carraig Dhubh portfolio of properties is situated in the ever-popular village of Whiting Bay, just a short walk from the village centre and all its local amenities.

With beautiful sandy beaches, a stunning coastline and an abundance of scenic walking routes on the doorstep, Whiting Bay is a wonderful place to call home. Explore the enchanting woodland trails of Glenashdale and the picturesque Fairy Glen, enjoy a stroll along the shore or simply take in the ever-changing views across the Firth of Clyde.

Whiting Bay offers the perfect balance of island living and everyday convenience. The village has a welcoming, close-knit community, a local primary school and a fantastic range of amenities, including a village hall, pub, restaurants, excellent local shops, an 18-hole golf course and a bowling green. Lamlash, home to Arran's secondary school, is just three miles to the north, making Whiting Bay an appealing choice for families, retirees and those looking to embrace a more relaxed pace of life.

And, of course, there's everything that makes the Isle of Arran so special. From its dramatic mountain peaks and sheltered beaches to its beautiful forests, vibrant cultural events and wonderful local produce, Arran offers a lifestyle that is hard to replicate elsewhere. Whether you're looking for a permanent home, a holiday retreat or an investment opportunity, Whiting Bay is a village with plenty to offer, both to those who live here and those lucky enough to visit.

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

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.

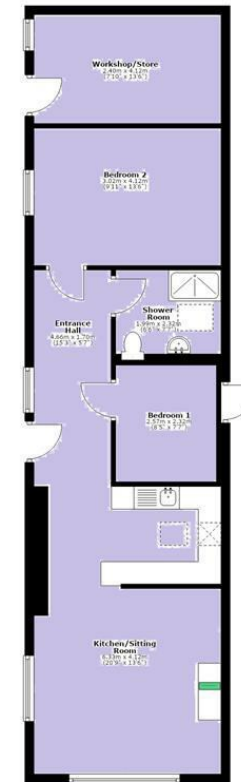
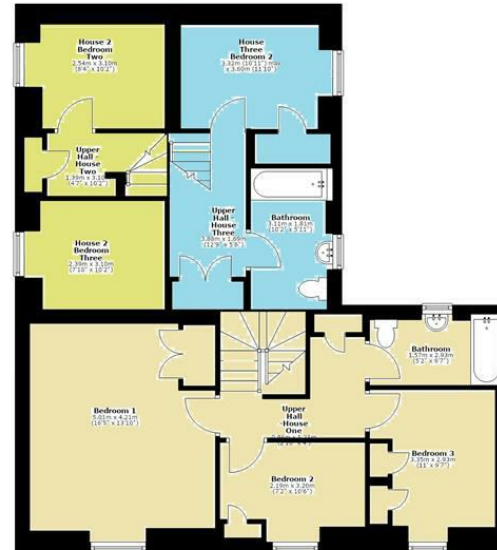
What3words///

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///qualified.slyly-speaking





DIRECTIONS

From Brodick Pier turn left and proceed through Lamlash to Whiting Bay. Travel through the village, passing the Cooper Agnus caravan site as the road follows the shore line around a right-hand bend, Carraig Dhubh is the fifth house after Cooper Angus
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Carraig Dhubh



Total area: approx. 328.5 sq. metres (3536.0 sq. feet)

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	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland	EU Directive 2002/91/EC

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