



Kinsale,
Golf Course Road,
Whiting Bay,
Isle of Arran,
KA27 8QT



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

**3 Bedroom
Detached Bungalow
located in
Whiting Bay**



UNDER OFFER

Located in the charming coastal village of Whiting Bay, this delightful bungalow offers a serene retreat with stunning sea views. Kinsale boasts an elevated position, providing a peaceful atmosphere that is perfect for those seeking a tranquil lifestyle.

Inside, you will find a contemporary finished bungalow with a versatile layout, featuring extensive open plan living dining and kitchen, as well as a sun room, that are ideal for both relaxation and entertaining. The bungalow comprises three well-proportioned bedrooms, ensuring ample space for family or guests. The contemporary neutral décor throughout the home creates a warm and welcoming ambiance, allowing you to easily personalise the space to your taste.

There are mature extensive gardens surrounding the bungalow, which do require some attention and are a true haven for wildlife. The grounds and location offer privacy and tranquillity within the bustling village of Whiting Bay, as well as stunning views across the Firth of Clyde and to the rear to the hills of Arran. A truly picturesque setting to enjoy the beauty of nature.

Kinsale is not just a home; it is a lifestyle choice, perfect for those who appreciate the tranquillity of coastal living while still being close to local amenities. Whether you are looking for a permanent residence and are a keen gardener or a holiday retreat, this bungalow is a wonderful opportunity not to be missed.

Entrance Hallway

14'3" x 16'9" overall

The glazed front door opens into a spacious entrance hallway flooded with natural light. The hallway accesses all the accommodation within and there is space for hanging outdoor gear as well as a large cupboard housing the oil fired boiler.

Kitchen / Dining

8'11" x 23'7"

A glazed door from the hallway opens into the spacious open plan kitchen / dining room leading into the lounge area. The kitchen has a bespoke design fitted with an abundance of cream coloured wall and base cabinets and extensive counter top. Integrated appliances include an eye level oven with grill, 5 ring electric hob, dishwasher, fridge and freezer. Picture windows to both the rear and the open plan to the lounge, flood the space with natural light.

Lounge

15'1" x 14'3"

The spacious lounge is to the front and has a wonderful picture window to the front taking in the impressive elevated sea views across the Firth of Clyde to the Ayrshire coastline.

Rear Entrance Vestibule / Utility Cupboard

2'11" x 9'4"

Off the kitchen to the rear there is an external door to the gardens and a handy utility cupboard with stacking washing machine and tumble dryer.

Sun Lounge

9'5" x 12'6"

Off the rear vestibule a good size west facing sun lounge with patio doors out to the rear gardens.

Bedroom 1

7'11" x 10'9"

Double bedroom to the front taking in the wonderful sea views with a large built in open wardrobe.

Bedroom 2

14'5" x 10'9"

Double bedroom to the rear over looking the gardens with two built in wardrobes with sliding doors.

Bedroom 3

11'2" x 9'10"

A good size single bedroom or study, with a window to the front of the bungalow taking in the views overlooking the gardens across to the Ayrshire coastline.

Shower Room

7'10" x 5'5"

The contemporary shower room is fitted with a walk-in shower and white suite.

Garden

Kinsale enjoys a extensive grounds, which have in the past been landscaped and planted with an abundance of shrubs, trees, flower beds and vegetable beds; bounded by hedging and fencing.

To the front there are mature gardens with a lawn area, paved driveway and an array of shrubs and trees.

To the rear, there is a secluded west facing patio area and historically a pond, a profusion of plants and the remnants of a polytunnel and greenhouse.

There is a substantial garage with power and light with a separate workshop section to the rear.

Services

Kinsale is connected to mains electricity, water and drainage. Central heating is by the oil fired boiler supplying radiators throughout supplemented by the electric coal effect fire in the lounge.

Council Tax

The property is rated "E" band paying £2775.29 in 2025/26 including water and waste water charges.

A little more information

Kinsale is a detached bungalow with extensive gardens with an elevated



position with vast views over the Firth of Clyde and beyond, with easy access to all the village amenities and Whiting Bay's sandy beach.

The majority of the furniture and contents can be included in the sale of the property.

It is a short distance to the golf club or to the centre of the village and all the amenities, there are also an abundance of forestry and country walks nearby at the picturesque Glenashdale and Fairy Glen. The village primary school is close by and the secondary school is in Lamlash village, just 3 miles to the north. Whiting Bay is a bustling and friendly community with a large village hall, local pub, restaurants, excellent shops, an 18 hole golf course and bowling green amongst many other amenities.

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///conducted.folders.tulip

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





TOTAL AREA: APPROX. 109.0 SQ. METRES (1173.1 SQ. FEET)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

DIRECTIONS

Turn left on leaving Brodick Pier and follow the main road through Lamlash and then to Whiting Bay. Turn first right at the "Coffee Pot" and follow the Golf Course road uphill, taking a sharp right at the crossroads heading towards the golf course and Kinsale is approximately 200 metres along on the left hand side.
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