



Orchard Corner,
Whiting Bay,
Isle of Arran,
KA27 8QH



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

3 Bedroom
2 Public Room
2 Bathroom
Detached Villa
located in Whiting Bay



Ensnconced in the charming village of Whiting Bay on the picturesque Isle of Arran, this delightful home offers a unique opportunity for those seeking a tranquil lifestyle by the sea. The property boasts a prime location, just a stone's throw from the stunning coastline, where you can enjoy breath-taking views and the soothing sounds of the waves.

Orchard Corner is a perfect blend of modern convenience with an idyllic setting. With spacious living areas, it provides ample room for both relaxation and entertaining. Featuring a cosy wood-burning stove and a highly versatile three-bedroom, two-reception-room layout, this charming home offers flexible accommodation to suit a variety of lifestyles.

Outside, the property features a stunning wrap around composite decked terrace, perfect for enjoying the fresh sea air or hosting summer barbecues with family and friends. The surrounding area is rich in natural beauty, with scenic walking trails and opportunities for outdoor activities such as hiking, cycling, and multiple water activities.

Whiting Bay is a friendly community with local shops, cafes, and amenities, ensuring that all your daily needs are within easy reach. The Isle of Arran itself is renowned for its stunning landscapes, making it a popular destination for those who appreciate nature and outdoor pursuits.

Orchard Corner not just a property; it is a gateway to a lifestyle filled with adventure, relaxation, and the beauty of island living. Do not miss the chance to make this delightful villa your own.

Vestibule

7'1" x 4'10"

A generous space with large cupboards for storing outdoor gear and more!

Hallway

14'4" x 7'1" overall

A step up from the vestibule leads into the bright hallway with access to all accommodation within.

Open plan living / dining / kitchen

18'8" x 21'8" overall

A wonderful sociable room with lounge area, featuring wood burning stove and tradition fire surround, leading effortlessly into the dining and then kitchen area. Two double patio doors, which open onto the terrace, and large windows to each side of the room provide the natural light.

Main terrace

25'2" x 38'5" overall

A real stand out feature of Orchard Corner is the stunning wrap around composite decked terrace with sleek glass balustrade. Plenty of space for al fresco dining and lounging offering remarkable privacy and incredible views!

Bedroom one

9'11" x 10'6"

A good size double bedroom to the rear of the home.

Bedroom two

9'11" x 10'9"

A mirror image of bedroom one, this 2nd good size bedroom offers easy accommodation all on the same level

Bathroom

7'1" x 6'11"

A family bathroom, with shower over bath, with frosted window for natural light and ventilation.

Bedroom three

11'2" x 16'9"

A spacious double en-suite bedroom window overlooking the rear garden.

En-suite shower room

9'10" x 7'1"

With Velux roof window, this bright shower room features a shower cubicle, sink, w.c. and bidet.

Upper lounge / bedroom four

19'0" x 16'9"

A second lounge on the upper floor, or perhaps a master bedroom.



Patio doors to the front with large Velux roof window creating a wonderful bright room.

Upper balcony

9'10" x 18'8"

From the upper lounge, this substantial composite decked balcony provides breath-taking coastal views.

Garage

17'4" x 16'0" overall

With an electric door and housing a handy laundry area, and the boiler, the garage is accessible from the front vestibule and offers scope for development if desired.

Garden

Orchard Corner enjoys substantial grounds wrapping around the house.

The area is bound with timber fencing and mature shrubs, creating a contained private garden and offering off road parking for a few vehicles.

Council tax

The property is rated "E" band paying £3,012.28 in 2026 / 2027

Services

Orchard Corner is connected to mains electricity, water with drainage to shared private tank. Central heating is by the LPG fuelled boiler located in the garage, supplying radiators throughout. This is supplemented by the log burning stove in the lounge.

Planning

Planning to add an ensuite to ground floor bedroom, separate ground floor cloakroom out of a downstairs cupboard, as well as a Velux roof balcony to the upper lounge/bedroom and a Velux dormer window in the upper ensuite has all been approved, however any enquiries with regard to planning permission should be directed to North Ayrshire Council planning department on 01294 324319 or online at www.north-ayrshire.gov.uk





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Floor Plan

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

A little more information

Orchard Corner enjoys a beautiful location, enjoying views over Whiting Bay and the sea beyond. It is a short walk to the centre of the village with its beautiful sandy beach and has easy access to the many 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.

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:///seagulls.essays.velocity





ORCHARD CORNER GROUND FLOOR



ORCHARD CORNER FIRST FLOOR

TOTAL AREA: APPROX. 227.0 SQ. METRES (2443.3 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	59	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

DIRECTIONS

From Brodick pier turn left and proceed to Lamash and then to Whiting Bay. Travel through the village and turn right at the entrance to The Shuraig. Travel for 100 metres where Orchard Corner is located on the left hand side, secured by a timber fence with gate and vehicular access. 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:///seagulls.essavs.velocit

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