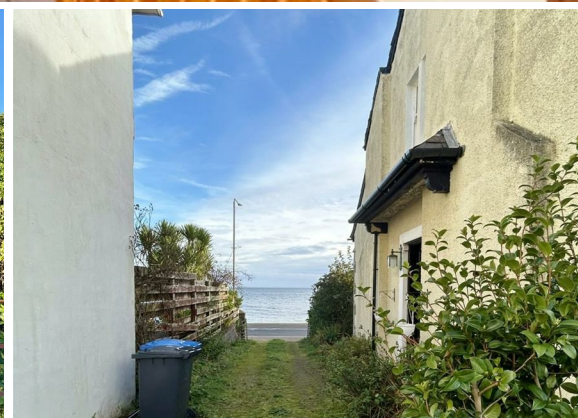
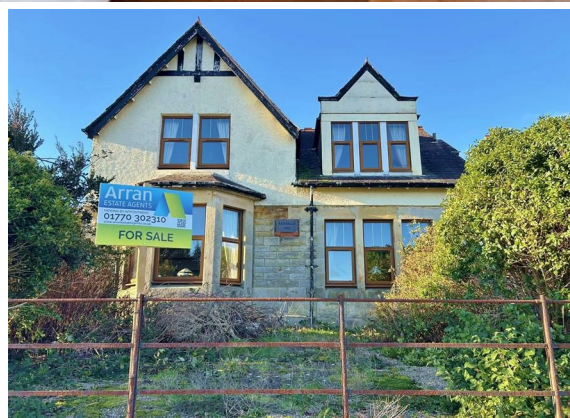


Ardtalla,  
Whiting Bay,  
Isle Of Arran,  
KA27 8PZ



**Arran**  
ESTATE AGENTS   
ISLAND OWNED & RUN SINCE 1990

Detached five bedroom  
villa  
located in a shore front  
position  
in  
Whiting Bay



Sitting directly on the seafront in the picturesque village of Whiting Bay on the Isle of Arran, Ardtalla is a remarkable traditional villa that exudes charm and character. Constructed in 1922, this substantial property boasts a prominent position, offering breathtaking, uninterrupted views of the Firth of Clyde and the stunning landscape beyond.

As you enter Ardtalla, you are welcomed by a spacious entrance vestibule leading into a large hallway. The ground floor features two inviting reception rooms that face the front, perfect for entertaining or enjoying the serene vistas. The property includes a small preparation kitchen and a breakfasting room equipped with a gas cooking range, ideal for culinary enthusiasts. A utility room houses the boiler, while a convenient hall at the rear leads to a toilet with a wash hand basin and a single bedroom, snug or office providing flexibility for various living arrangements.

Venturing to the upper floor, you will find four well-proportioned bedrooms, a family bathroom, and a small room on the mezzanine level, which has historical significance as a former toilet. The loft area spans the entire house, presenting potential for further development or storage.

Set within a generous plot, Ardtalla is surrounded by mature gardens that enhance its appeal. The south side of the gardens were once lovingly cultivated for vegetable growing, these patches could be re introduced adding a touch of sustainability to this charming home. Additionally, off-road parking is available for three cars on the driveway, ensuring convenience for residents and guests alike.

Ardtalla is not just a house; it is a unique opportunity to own a piece of history in a stunning location, perfect for those seeking a tranquil lifestyle amidst the natural beauty of the Isle of Arran.

#### Entrance Vestibule

5'4" x 2'1"

Large vestibule with full height storm doors and the original button for the door bell.

#### Reception Hallway

5'6" x 18'6" overall

A expansive hall way with a central staircase, typical of a property of this period.

#### Lounge

14'11" x 13'8"

A peaceful front facing lounge with panoramic views, and original picture rails and cornicing details.

#### Living / Dining Room

17'1" 15'4" overall

Another elegant family room, featuring ornate timber fire surround inset with gas effect fire.

#### Preparation Kitchen

5'4" x 8'4"

A handy preparation kitchen with sink & storage and room for a fridge/freezer. A highlight of this room is the beautiful bespoke stained glass window.

#### Kitchen / Breakfasting Room

14'0" x 11'1"

Another good sized sociable room, a perfect space for a laid back breakfast/brunch. and for the chefs in the house there a gas burner cooking range.

#### Utility Room

8'8" x 9'5"

A practical room with a one and half bowl sink, space for a washing machine and dryer, it also houses the gas central heating boiler.

#### Toilet

4'10" x 7'10"

A handy ground floor toilet which has the potential to become a shower room.

#### Rear Hall

4'1" x 7'8"

Giving access to the rear and side of the property as well as rear door, there is also a large under stair cupboard.

#### Bedroom 5 / Snug / Office

9'10" x 10'11" overall

A good sized room with window to the rear, the can be utilised either as a ground floor bedroom, a snug or a home office.

#### Bedroom 1

15'8" x 14'5"

Front facing king size bedroom with striking views across the Firth of Clyde.

#### Bedroom 2

15'1" x 13'2"

A front facing double bedroom with those fantastic sea views.

#### Bedroom 3

9'9" x 13'5"

A small double bedroom with window to the side.

#### Bedroom 4

13'9" x 11'3"

Rear facing double bedroom.

#### Bathroom

9'3" x 5'4"

Family bathroom with a separate shower cubicle.





### Storage Cupboard

9'1" x 3'6"

Situated on the half landing this former toilet is now used as a storage room, it has the potential to become an additional bathroom.

### Garden

The gardens wrap around the property, with mature gardens to the front, rear and side. The south side of the gardens were once home to vegetable patches, which in recent years have been replaced with timber decking and gravel. There is a timber shed in the rear garden and generous off road parking on the driveway.

### Services

Ardtalla is connected to mains electricity, water and drainage. Central heating is by the gas fired boiler supplying radiators throughout.

### Council Tax

The property is rated "F" band paying £ £2524.87 in 2025 / 2026

### A little more information

Ardtalla is a prominent detached villa with a seafront position with vast views over the Firth of Clyde and beyond , with easy access to the sandy beach. Constructed in 1922 this period home still retains many of its original features to this day.

It is a short walk to the centre of the village and to the nearby Bay Stores and garage , there are also an abundance 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///vegetable.toasted.silent







Ardtalla Whiting Bay, Isle Of Arran, KA27 8PZ



### 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](http://www.calmac.co.uk)





TOTAL AREA: APPROX. 206.1 SQ. METRES (2217.9 SQ. FEET)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            | 33                      | 52        |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| Scotland                                    | EU Directive 2002/91/EC |           |

## DIRECTIONS

From Brodick Pier turn left and proceed south through Lamlash to Whiting Bay. On entering the village, pass the Sandbraes playing field on the left, Ardtalla is the eighth property on the right, immediately after the Bay Stores.  
[What3words:///vegetable.toasted.silei](https://www.what3words.com/vegetable.toasted.silei)

## CONTACT

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