

32, Montrose  
Terrace,  
Whiting Bay,  
Isle of Arran,  
KA27 8QN



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

2 bedroom  
semi-detached home  
located in  
Whiting Bay



In the tranquil and quiet residential area of Whiting Bay, 32 Montrose Terrace, is a delightful semi-detached house that offers a perfect blend of comfort and potential. With two well-proportioned bedrooms and a thoughtfully designed reception room, this property is ideal for small families or couples seeking a peaceful retreat.

The property is situated in a cosy, peaceful area, providing a serene environment for relaxation. This well-maintained property packed full of storage, ensures that you can move in with ease and put your own stamp on, while the air source heat pump offers an energy-efficient heating solution, contributing to a sustainable lifestyle.

One of the standout features of this property is the large garden, set on a generous corner plot. This outdoor space is perfect for gardening enthusiasts or those who simply wish to enjoy alfresco dining during the warmer months. The garden also presents an excellent opportunity for further development and extension, subject to the necessary planning consents, allowing you to tailor the home to your specific needs.

In summary, this property is a wonderful opportunity for anyone looking to settle in a peaceful neighbourhood while having the potential to expand and enhance their living space. Don't miss the chance to make this charming property your new home.

#### 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/ dining room

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.

#### 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.

Fitted with a light grey gloss kitchen units and complimentary worktop and small breakfast bar for dining. There are freestanding appliances which include fridge freezer, washing machine and electric cooker.

#### Storage room

8'6" x 4'4"

Off the hallway a spacious ground floor storage room, housing the hot water cylinder and air source heating controls. With plenty of room for storing all your outdoor gear and linen.

#### Bathroom

5'6" x 6'8"

The ground floor bathroom is fully tiled, fitted with a white suite with a shower over the bath.

#### Bedroom 1

12'4" x 12'7"

Spacious double bedroom with a dormer window to the front with a built in wardrobe and cupboard extending over the stairs.

#### Bedroom 2

12'7" x 8'8"

A good size double bedroom with with a built in wardrobe and dormer window to the front.

#### Garden

32 Montrose Terrace, enjoys an enclosed, flat garden which is mostly laid to lawn. To the rear there is a substantial timber shed and south/westerly facing patio area. There is space for offroad parking to the side on the gravel driveway and further parking available at the adjacent public parking area.

#### Council Tax

The property is rated "A" band paying £1,558.77 including water and waste water in 2026/27.

#### Services

No.32 is connected to mains electricity, water and drainage. Central heating and hot water is by air source heat pump, supplying radiators throughout. This is supplemented by the electric fire in the lounge.

#### Short term let holiday license

No. 32 comes with a short-term let license, 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.

#### 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 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 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///encroach.haggis.argued

### 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.

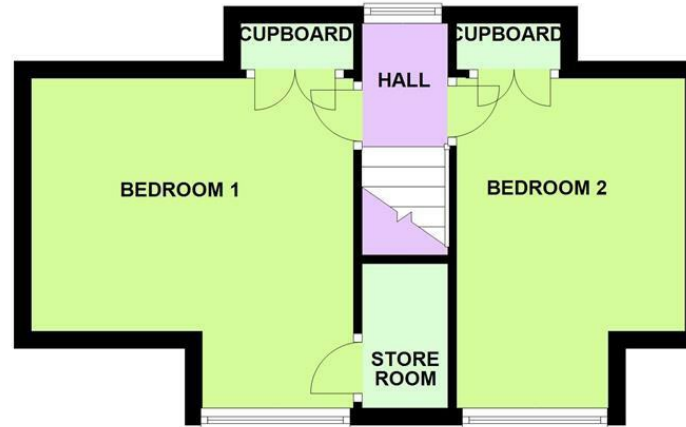
Caledonian MacBrayne Tel: 01770 460 361 [www.calmac.co.uk](http://www.calmac.co.uk)



32 MONTROSE TERRACE GROUND FLOOR



32 MONTROSE TERRACE UPPER FLOOR



TOTAL AREA: APPROX. 75.8 SQ. METRES (816.0 SQ. FEET)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			67
(39-54) <b>E</b>	44		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	

**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 second turning on the left. Number 32 is the second house on the left.  
[What3words:///encroach.haggis.argue1](http://What3words:///encroach.haggis.argue1)

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