



Middlemarch,
Middle Road,
Whiting Bay,
Isle of Arran,
KA27 8QH



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

4 Bed Bungalow - Detached located in Whiting Bay



Middlemarch enjoys a serene elevated locale on Middle Road, Whiting Bay, on the Isle of Arran. This exquisite detached bungalow villa offers a perfect blend of modern living with charming period features and a versatile layout. With a spacious lounge, dining room, four bedrooms and three bathrooms - and converted attic space - this property provides ample space for both relaxation, working from home and entertainment, making it ideal for families of all sizes. The versatile layout can easily accommodate a home office or even a letting opportunity, catering to a variety of lifestyle needs.

As you step inside, you will be greeted by a calming décor that is both neutral and welcoming, allowing natural light to flood the interiors. The panoramic, uninterrupted elevated sea views are truly a highlight, offering a breath taking backdrop that enhances the tranquil atmosphere of the property.

Situated in a peaceful area, close to the vibrant village amenities this home benefits from dark skies, perfect for stargazing and enjoying the beauty of nature. Whether you are seeking a family home or a retreat from the hustle and bustle of everyday life, this property is in walk-in condition and ready for you to make it your own. Don't miss the chance to experience the charm and elegance of this remarkable residence in Whiting Bay.

Entrance vestibule

3'6" x 3'5"

The glazed front door opens into the front entrance vestibule where there is plenty of space for hanging outdoor gear.

Entrance hallway

13'6" x 6'6" overall

A glazed door from the vestibule leads to the hallway, which accesses all of the accommodation within. It is flooded with natural light and takes in the stunning view across to the Firth of Clyde.

Lounge

15'9" x 12'6"

To the front of the bungalow, the lounge enjoys the wonderful uninterrupted panoramic sea views to Holy Isle, across the Firth of Clyde and across to the Ayrshire coastline.

This lovely room is full of period character with the focal point of an electric stove inset to the fireplace. With appropriate checks and consents a multifuel stove or open fire could be re-instated.

Dining room

10'9" x 14'6" overall

To the side and rear of the bungalow, the spacious dining room opens through to the kitchen and utility room at the rear of the bungalow. Double French doors to the side open into the conservatory.

Conservatory

7'6" x 20'4"

A spacious conservatory to the side of the bungalow with doors out to the gardens and plenty of room for comfy seating as well as additional dining space. The conservatory is the perfect spot to take in the visiting wildlife to the garden and the wonderful panoramic views across the Firth of Clyde.

Kitchen

14'4" x 6'9"

The bespoke kitchen has been recently installed creating a space full of clever storage, with expansive counter top and space for a large American style Fridge/ freezer. The pale cream gloss units are complimented by a light grey countertop inset with an induction hob, built in double oven/ grill, microwave and integrated dishwasher.

Utility rear entrance

6'8" x 7'0"

The rear entrance vestibule houses the gas boiler and has plumbing and space for a washing machine and tumble dryer.

Stairs lead up to the upper floor.

Bedroom 1

14'6" x 12'5"

Ground floor double bedroom to the front of the bungalow is flooded with natural light from the windows taking in the sea views across to the Ayrshire coastline.

Ensuite Shower room

4'11" x 5'1"

Off bedroom1 the en-suite shower room has a window to the side and is fitted with a white suite with a shower and vanity sink unit.

Bedroom 2

12'11" x 9'5"

To the rear of the bungalow a good sized second double bedroom with a sink.

Bedroom 3/ study overall

10'1" x 9'4"

The smaller of the double bedrooms to the rear of the bungalow, currently utilised as a home office/ study.

Shower room

3'11" x 8'9"

Off the hallway with a window to the ensuite shower room. It is fully tiled and fitted with a white suite and corner electric shower.

Upper open plan living room / studio

16'0" x 18'0"

The stairs from the rear utility vestibule lead up and open into a spacious open planning living space with roof windows to the front and rear, as well as access into the additional attic roof space. A lovely bright and airy versatile room, which could be a second living space, artist studio or additional sleeping accommodation and master suite. The flexibility of this space is a real asset to this bungalow.

Bedroom 4

8'11" x 11'10"

On the upper floor with a roof window to the side of the bungalow and access through to the further under eaves storage.

Ensuite bathroom

8'11" x 5'10"

Ensuite bathroom fitted with a white suite and electric shower over the bath. It is partially tiled and benefits from a roof window.

Council Tax

Banded 'F' for council tax paying £3392.10 including water and waste water in 2025/26.

Services

Middlemarch is connected to mains electricity, water and drainage. The central heating is by LPG gas supplying radiators throughout. This is supplemented by the electric stove within the lounge, which could be replaced by a wood burning/ multi fuel stove with relevant checks if required.

Garden

To the front the extensive grounds are sloping, mainly terraced with a sweeping driveway to the side which is bordered with an abundance of mature trees and shrubs. Gravel areas surround the house and hedging encloses the entire grounds. To the side is a timber workshop/summerhouse with elevated deck which enjoys superb panoramic views towards Holy Isle across the Firth of Clyde.



A little more information

Middlemarch is located in Whiting Bay it is just a short distance to the centre of the village with its beautiful sandy beach as well as easy access to the many forestry and country walks nearby at the picturesque Glenashdale and Fairy Glen. Whiting Bay is a bustling and friendly community with a large village hall hosting lots of events, local pub, restaurants, excellent shops, an 18-hole golf course and bowling green. There is a village primary school with Early Years Classes being at Arran High School, Lamash just 3 miles to the north. Pupils attending Arran High School are transported by bus daily.

Some of the furniture and contents of Middlemarch can be available by separate negotiation.

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///ringers.adopts.evenings

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

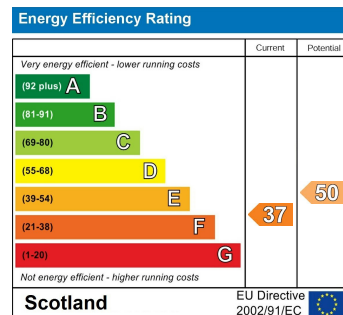
If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.

Caledonian MacBrayne Tel: 01770 460 361 www.calmac.co.uk





TOTAL AREA: APPROX. 162.3 SQ. METRES (1747.5 SQ. FEET)



DIRECTIONS

From Brodick Pier turn left and proceed through Lamlash and on to Whiting Bay. On reaching the centre of the village pass County Carpets shop and turn sharp right up Middle Road, through two corners and the driveway to Middlemarch is on the right hand side.
[What3words///ringers.adopts.evening](https://www.what3words.com/ringers.adopts.evening)

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