



Mingulay,
Whiting Bay,
Isle Of Arran,
KA27 8QH



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

Spacious
3 Bedroom
Detached Villa
located in Whiting Bay



Located in a prime and elevated site in the picturesque village of Whiting Bay on the Isle of Arran, this stunning detached villa offers a perfect blend of comfort and natural beauty. Mingulay enjoys a contemporary interior with sympathetic and stylish decor throughout. With breathtaking sea views, this property is an idyllic retreat for those seeking peace and serenity within this popular village.

The villa boasts three spacious bedrooms, providing ample space for family and guests. The well-appointed bathroom and additional shower room ensure convenience for everyday living. The heart of the home features an open-plan living area, designed to create a warm and inviting atmosphere, ideal for both relaxation and entertaining. There is also a tranquil bay-windowed second lounge, where you can unwind while soaking in the stunning views. The elevated deck and sun room extends the living space outdoors, offering a perfect spot for al fresco dining or simply enjoying the gentle sea breeze.

Surrounded by a large garden, this home provides a wonderful opportunity for gardening enthusiasts or those who simply wish to enjoy the beauty of nature. The combination of the serene location, spacious and elegant interiors, and beautiful outdoor space makes this villa a truly exceptional find.

Entrance porch

6'10" x 4'7"

To the front of Mingulay, this bright porch takes in the incredible views and offers plenty of freestanding storage options.

Hallway

6'10" x 18'2" or

Central hallway offering access to all of the accommodation within.

Lounge

11'9" x 15'1"

The bay windowed lounge is such a peaceful and elegant space, beautifully decorated and creating a truly tranquil room.

Open plan - kitchen / dining area

20'0" x 11'9" overall

We love this amazing family space!

The heart of the home, with zoned dining and cooking areas opening into the cosy living / seating area with feature inset gas effect fire - it is perfect.

From the kitchen, a rear door leads out to the blocked driveway with space for off road parking.

Open plan - seating area

12'1" x 12'5"

Open to the kitchen, this is a perfect cosy seating space to enjoy TV time with the family, a pre-dinner drink or coffee by the fire!

Sunroom

11'9" x 7'6"

French doors open from the open plan living space into the fabulous front facing sun room - the vista from here is breathtaking.

There is a door to the side with steps leading to the sheltered side patio - which currently features a hot tub.

Bedroom one

11'9" x 9'6"

Ground floor double bedroom with window to the rear and plenty of built-in storage.

Shower room

6'10" x 5'10"

A fully accessible 'wet room' style shower room, with frosted window to the rear for ventilation and natural light. The walls are finished with modern wet walling for easy care.

Upper hall

6'5" x 3'3"

Central upper hallway.

Bedroom two

10'9" x 14'0"

On the upper floor, this beautiful double bedroom has a large gable window to the side and velux roof window to the front - both enjoying sea views and flooding this gorgeous room with light.

Bedroom three

10'5" x 18'11" overall

Also on the upper floor this large double / family room enjoys plenty of space, built in storage with gable and velux windows to the side which take in the views towards the Holy Isle.

Study

3'6" x 5'6"

A small study / office which could be easily re-imagined as an ensuite for bedroom 3, or perhaps a dressing room. A velux window provides the natural light.

Bathroom

6'5" x 4'6"

A contemporary bathroom with P shapes suite and shower over, frosted window to the rear.



Garden

The extensive gardens are beautifully designed and tended, adding to the appeal of Mingulay. The grounds include a timber garage with electric car charge point, large workshop, timber shed, summerhouse and pond with water feature. The front gardens are landscaped, creating patio areas, and accommodate a hot tub. The lawned areas are bordered with flowering shrubs and plants with gravelled walkways. The blocked driveway drops into the rear of the property with parking for several vehicles.

Services

Mingulay is connected to mains electricity, water and drainage. Hot water and heating is by an air source heat pump, installed in 2021, supplying radiators throughout. This is supplemented by the feature stove in the lounge.

Council tax

The property is rated "F" band paying £3392.10 including water and waste water in 2025/26.

A little more information

Mingulay 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 and the Arran High School, is in Lamlash just 3 miles to the north. Pupils attending Arran High School are transported by bus daily.



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///depth.clubbing.caravans



Mingulay Whiting Bay, Isle Of Arran, KA27 8QH

Floor plan

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

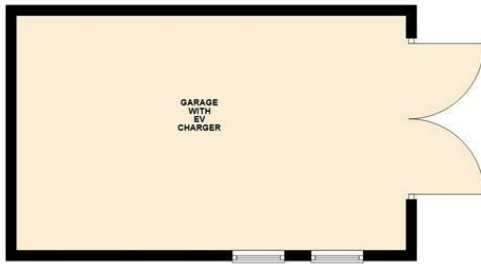
Viewings by appointment

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





MINGULAY, WHITING BAY



FIRST FLOOR



TOTAL AREA: APPROX. 188.8 SQ. METRES (2032.7 SQ. FEET)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	65
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

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 (signposted as a private road), through two corners and the driveway to Mingulay is on the left hand side. What3words:///depth.clubbing.caravar

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