



GRENROF, GRIEVES ROAD, WHITING BAY



GRENROF, GRIEVES ROAD, WHITING BAY KA27 8FF

GRENROF IN BRIEF

- Desirable elevated village location
- Walk-in condition bungalow
- Close to local amenities
- Sea views across the Firth of Clyde
- Two double bedrooms
- Mature garden with off road parking

DESCRIPTION

Grenrof is a well presented two bedroomed bungalow in a pleasant, central village location with a slightly elevated position giving sea views across to the Ayrshire coast. It is close to all the amenities of Whiting Bay village and has easy access to the beach. This bright, airy bungalow comprises a sheltered entrance to the central hallway with built-in storage, lounge with separate dining area to the rear and a sun room to the front, two double bedrooms with built-in wardrobes, family bathroom with separate shower stall and fully fitted kitchen with door to the rear garden.

DIRECTIONS

Turn left from Brodick Pier and proceed through Lamlash to Whiting Bay, continue to the south of the village to Golf Course Road and turn right. Grenrof is approximately 100 metres on the right-hand side.

GARDEN

Grenrof has a private off-road parking for 2 or 3 cars on a tarmac drive to the side of the property. The generous garden slopes gently from the rear to the front facing the sea, laid mainly to lawn and flowering shrubs. There is an enclosed patio area to the rear and a timber shed useful for the storage of garden equipment.

SERVICES

The property is connected to mains electricity, mains water and drainage. Heating is by electric storage heaters and living flame gas fire.

COUNCIL TAX

The property is in band 'D' for council tax paying £1954.41 including water and waste water in 2023/24.

ENERGY PERFORMANCE

The energy efficiency rating is E and the environmental impact rating for this property is band F.



ACCOMMODATION

Grenrof is a lovely two bedroomed bungalow which is in walk-in condition and benefits from off-road parking for several cars. The location is very desirable, enjoying sea views being only a short distance from the beach and village amenities. The generous, mature garden is low maintenance and provides outdoor areas to enjoy the views.

Entering to the front door, up several steps to the sheltered entrance, leads by a glazed screen and external door to the spacious central hallway with useful built-in storage cupboard and ceiling hatch to the well-insulated loft.

To the right of the hallway a door leads into the lounge with feature fireplace housing a living flame gas fire. The dining area is off the lounge with a window to the rear. Double doors from the lounge lead into the sun room at the front of Grenrof taking in the views over the Firth of Clyde. The two double bedrooms, sit to the left of the central hallway, both including built-in wardrobes, one with a front aspect and the other with a side view.

The family bathroom has a corner bath and separate shower cubicle. To the rear of the property is the fully fitted kitchen with a range of wall and floor units and has a door leading out to the patio area.

The hallway and public rooms have oak veneered flooring throughout.

Grenrof is currently being used as a successful holiday let but would also make an ideal starter or retiral home.

APPROXIMATE ROOM SIZES

LOUNGE/DINING	4.13m (13'6") x 5.36m (17'7")
KITCHEN	3.88m (12'9") x 2.84m (9'4")
BEDROOM 1	4.27m (14'0") x 4.32m (14'2")
BEDROOM 2	3.74m (12'3") x 3.36m (11'0")
BATHROOM	2.56m (8'5") x 2.68m (8'10")
SUN ROOM	2.62m (8'7") x 5.0m (16'5")
GROUND FLOOR:	107.7sqm (1159.8sq feet) approximately

OTHER INFORMATION

From Grenrof it is just a short walk to the centre of the village with its beautiful sandy beach and 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, local pub, restaurants, excellent shops, an 18-hole golf course and bowling green. There is a village primary school and the secondary school is in Lamlash, just 3 miles to the north.







Total area: approx. 107.7 sq. metres (1159.8 sq. feet)

FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY

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

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