



Dunsloggin Whiting Bay, KA27 8QR



Arran
ESTATE AGENTS



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DUNSLOGGIN IN BRIEF

DUNSLOGGIN, WHITING BAY, KA27 8QR

- Desirable elevated village location
- Beautifully presented bungalow
- Secluded balcony and conservatory
- Unrivalled sea views
- Three double bedrooms
- Low maintenance garden with off road parking

DESCRIPTION

Dunsloggin is a fabulous three bedroom bungalow which enjoys a breathtaking location taking in the spectacular views across the village of Whiting Bay to Holy Isle and the Firth of Clyde and beyond to the Ayrshire coastline. It offers wonderful spacious and flexible accommodation in a very desirable and popular location close to all the village amenities. The accommodation comprises central hallway, open plan dining / kitchen, lounge, sun lounge leading to a sheltered balcony, family bathroom and three double bedrooms, one of which is ensuite.

DIRECTIONS

From Brodick Pier, turn left and proceed to Lamlash and then on to Whiting Bay. Turn right at 'The Coffee Pot' and follow the Golf Course Road for approximately 200 metres up the hill, turn right into Montstewart Road proceed to the end of the cul de sac where Dunsloggin's driveway is straight ahead on the eastly side of the road.

GARDEN

The low maintenance enclosed grounds have been landscaped and are planted with raised flower beds, with an extensive gravelled terraced garden to the side. There is plenty of space for parking and the detached block-built garage benefits from power and light providing excellent potential to be developed into a studio or home office.

SERVICES

Dunsloggin is connected to mains electricity, water and drainage. Hot water and heating are via electric with storage heaters and panel heaters throughout.

COUNCIL TAX

The property is rated E, paying £2521.83 in 2023/2024 including water and waste water.

ENERGY PERFORMANCE

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



ACCOMMODATION

Dunsloggin is a fabulous three bedroom bungalow which really packs a punch! Its location is second to none, enjoying spectacular and uninterrupted sea views. The substantial garden is low maintenance and includes off road parking for a few vehicles. The accommodation is spacious and open plan and the detached garage provides excellent potential for further development.

Entering though the vestibule into the main central hallway the family bathroom is immediately to the left. The three double bedrooms, one of which boasts an ensuite shower room, all sit to the rear of the property, with the open plan kitchen /dining room and the spacious lounge to the front, designed to make the most of the fantastic views.

Dunsloggin enjoys a magnificent sun room, accessed from the kitchen, which leads to a secluded elevated balcony from which to appreciate the incredible setting. The property also has a useful separate utility room with side door open onto the terraced side garden.

This bungalow is in excellent condition having been well maintained and cared for. The layout is modern and versatile and the décor is neutral and understated. Many of the contents in the property can be included in the sale by separate negotiation.

APPROXIMATE ROOM SIZES

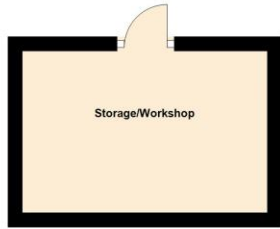
VESTIBULE	1.00m (3' 3") x 1.00m (3' 3")
HALLWAY	1.26m (4' 2") x 6.00m (19' 8") overall
LOUNGE	3.30m (10' 10") x 5.50m (18' 1")
KITCHEN /DINING	3.50m (11' 6") x 6.02m (19' 9")
BEDROOM 1	2.50m (8' 2") x 4.30m (14' 1")
ENSUITE	1.20m (3' 11") x 2.10m (6' 11")
BEDROOM 2	2.80m (9' 2") x 2.70m (8' 10")
BEDROOM 3	2.80m (9' 2") x 4.00m (13' 1")
BATHROOM	1.97m (6' 6") x 2.76m (9' 1")
SUN ROOM	3.27m (10' 9") x 2.14m (7' 0")
UTILITY ROOM	3.44m (11' 3") x 2.00m (6' 7")
STORAGE/WORKSHOP	3.42m (11' 3") x 2.23m (7' 4")

OTHER INFORMATION

Dunsloggin enjoys a beautiful location at the end of a quiet cul-de-sac enjoying views over Whiting Bay and the sea beyond. It is a short walk to the centre of the village with its beautiful sandy beach and has easy access to the many 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.







Basement

Approx. 7.8 sq. metres (83.6 sq. feet)



Dunsloggin

Approx. 114.0 sq. metres (1227.3 sq. feet)

Total area: approx. 121.8 sq. metres (1310.9 sq. feet)

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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The vendor or his 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.