



Willowbank,  
Grieves Road,  
Whiting Bay,  
Isle of Arran,  
KA27 8FF



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

**3 Bed  
House  
located in Whiting Bay**



Willowbank is a charming and cosy family home located in the heart of Whiting Bay village. Offering outstanding and uninterrupted sea views this well proportioned home comprises rear entrance into utility room, dining kitchen, conservatory to the front, shower room, spacious lounge / dining room with family bathroom off and on the upper floor two large double bedrooms and one single bedroom. Outside, the gardens are enclosed to the rear and open to the front with pedestrian access from the main road. Included in the garden is a stunning solid marble table set placed to enjoy the wonderful sea views to the front of Willowbank. Such a lovely setting, we would strongly advise early viewing to avoid disappointment.

This substantial yet cosy three bedroom home offers excellent family accommodation and scope for further development. It is bursting with character and retains some of its original features including deep skirting boards, doors and picture rails.

Willowbank 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.

The Isle of Arran is an incredible place to call home. With clean air, clear water and some of Scotland's most incredible scenery, you can share your island with eagles, otters, red squirrel and deer. The island communities are small enough to become involved, yet big enough to keep you interested and growing. We can't recommend it enough.

Call us for viewing appointments or to request a copy of the Home Report of Willowbank.

**ON THE GROUND FLOOR**

**Rear entrance utility porch**

7'1" x 9'10"

Substantial utility room with sink and storage, with a large window offering views to the rear garden and beyond.

**Kitchen / dining room**

16'3" x 10'11"

Large kitchen with plenty of floor and wall mounted fitted cupboards including an inset electric hob and oven. There are French doors to the front from the dining area leading to a sunny patio seating area enjoying the wonderful panoramic views. The kitchen also boast a traditional and highly desirable navy blue oil fired Rayburn stove which runs the hot water and heating.

**Central hall**

10'4" x 6'5"

Giving access to the accommodation on the ground floor as well as stairs to the upper level.

**Conservatory**

7'1" x 9'8" at widest

Bright sunny conservatory with outstanding sea views, featuring door to the side opening onto the front garden and patio area.

**Lounge**

14'8" x 12'7"

Large lounge with views to the front, open plan to the rear dining room, and featuring traditional open fireplace.

**Dining room**

10'0" x 12'1"

Dining room open plan to front lounge with patio doors to the rear garden and a patio area.

**Bathroom**

8'5" x 4'3"

Family bathroom off the dining room with three piece white suite and frosted window to the rear garden and storage cupboard.



### Shower room

5'7" x 6'11"

Large family shower room partially tiled with original wood panelling and tiled separate shower area with window out to the rear garden.

### ON THE FIRST FLOOR

#### Bedroom 1

16'3" x 11'7"

Exceptional double bedroom with plenty of storage space and wonderful views to the sea from a large dormer front window. Additional natural light provided by roof window to the rear.

#### Upper hall

7'3" x 6'5"

Spacious upper hall with roof window providing natural light.

#### Bedroom 2

16'3" x 12'7"

Another exceptional double bedroom with plenty of storage space and wonderful views to the sea from a large dormer front window. Additional natural light provided by roof window to the rear.

#### Bedroom 3

7'3" x 9'2"

Compact single bedroom / study with featuring a roof window.





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## GARDENS

Willowbank enjoys a gently sloping front lawn which includes pedestrian access from Grieves Road. The garden is planted with mature flowering shrubs and plants and is a delightful space to sit and take in the stunning views from the patio area opening into the dining room.

The rear gardens are enclosed by timber fencing with feature standing stones, a timber shed and are mainly laid to lawn. There are a few steps down to a lovely rear patio area which opens into the dining room. There is parking to the rear of the property for two cars outwith the fenced garden on a gravel driveway.

## Services

Willowbank is connected to mains water, drainage and electricity. Hot water and heating is via the oilfired Rayburn within the kitchen, supplying radiators throughout, supplemented by the open fire within the lounge.

## Viewings by appointment

Please note that viewings are strictly by appointment. 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.

## Cal Mac travel details

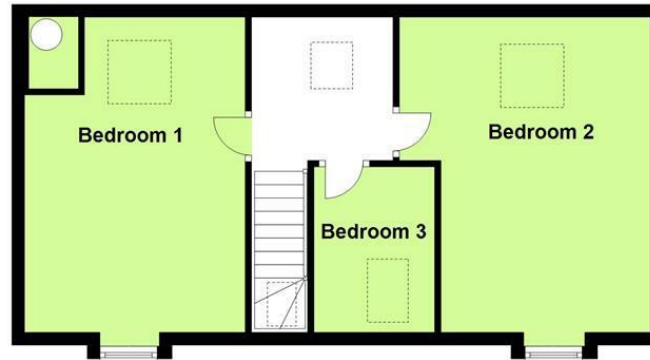
If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel. Caledonian MacBrayne Tel: 01770 460 361 [www.calmac.co.uk](http://www.calmac.co.uk)



**Willowbank Ground Floor**  
Approx. 84.6 sq. metres (910.1 sq. feet)



**Willowbank First Floor**  
Approx. 49.9 sq. metres (536.7 sq. feet)



Total area: approx. 134.4 sq. metres (1446.8 sq. feet)

FLOOR PLAN NOT TO SCALE FOR GUIDANCE ONLY  
Plan produced using PlanUp.

**Willowbank, Whiting Bay**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>28</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

**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 left and you will see the sign for Willowbank, The gate is to the right, giving access into the rear of the property.

**CONTACT**

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