

3, Ashdale Way,  
Whiting Bay,  
KA27 8QX



**Arran**  
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

2 Bed

**Chalet Bungalow - Semi Detached**  
**located in Whiting Bay**



**WELCOME TO 3 ASHDALE WAY**

3 Ashdale Way is a large semi-detached bungalow in a quiet development, within Whiting Bay, which is close to all the local amenities and also adjacent to a bus stop.

This substantial property is slightly elevated and set back from the road and takes in the impressive panoramic views across the Firth of Clyde to Holy Isle and the Ayrshire coastline beyond.

Accommodation comprises entrance to hallway, lounge/dining room, kitchen/breakfast room, 2 bedrooms, bathroom and large floored attic space with dormer windows.

There is a separate garage and off road parking for two cars with a neat flat garden to front, side and rear.

The property was purchased from new in 1994 and is a much loved family holiday home. Although very well cared for, the property would benefit from a degree of refurbishment. It also offers scope for further development into the substantial the attic space.

3 Ashdale Way is being sold 'as seen' to include all the fixtures, fittings and contents.

The lively community of Whiting Bay boasts its own primary school and the island's high school is approximately 4 miles away in Lamlash. Other village highlights are an 18 hole golf course, outside bowling green, a putting green and excellent boating facilities and a well used village hall. There are also a few excellent eateries, a pub and a variety of shops - it's a great place to live!

**Entrance Hall**

2'11" x 25'2"

The spacious entrance hallway, with space for hanging outdoor gear, also boasts two useful cupboards.

**Lounge / dining room**

13'6" x 20'3"

The generously sized lounge / dining room room features a timber framed fire surround with inset electric fire for cosy nights in. Dual aspect windows to the front and side take in the impressive, panoramic views over the Firth of Clyde towards the Ayrshire coastline and Holy Isle.

**Kitchen/ Breakfasting Room**

11'9" x 10'2"

The spacious kitchen is fitted with a range of wall and floor units provide ample storage and includes a fitted electric cooker and hob, freestanding fridge, washing machine and has ample space for a small dining table.

This bright room is to the rear of the house and overlooks the rear garden with door giving access to garden and garage.

**Bedroom 1**

15'4" x 9'4"

Spacious double bedroom to the front with views towards the Ayrshire coast.

**Bedroom 2**

12'7" x 9'9"

Rear facing double bedroom with fitted wardrobe.

**Bathroom**

7'11" x 5'4"

Generously proportioned bathroom with shower over bath and frosted window to the rear garden.

**Attic**

20'11" x 20'1"

Access is from loft stairs in the hallway cupboard, via a fixed ladder, open to a fully floored attic with dormer windows to both the front and rear. This impressive space offers scope for further development subject to the appropriate consents and warrants.



### Garden

3 Ashdale way is surrounded by neat flat gardens, mostly laid to lawn and bordered with flower beds and paved walkways. There is a good sized garage with power and light and driveway for off road parking for one car.

### Services

3 Ashdale Way is connected to mains electricity, water and drainage. Central heating is electric with storage or panel heaters in each room. This is supplemented by the electric fire in the lounge.

Drainage is to a commonly owned septic tank (shared with 8 properties on the development) which discharges into the council's main sewage outfall.

### 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](http://www.calmac.co.uk)

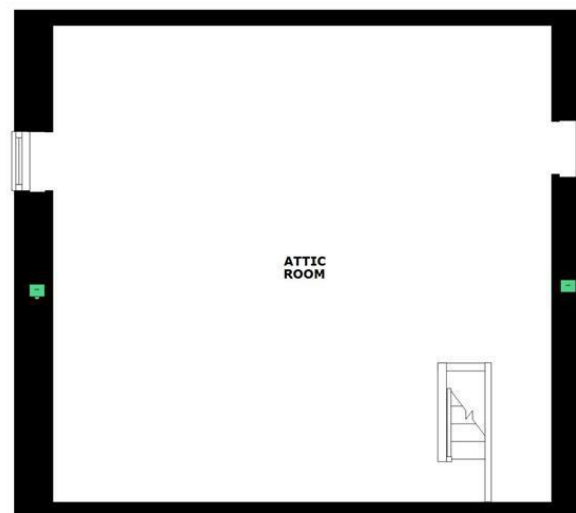
## DIRECTIONS

From Brodick Pier turn left and proceed through Lamlash to Whiting Bay. Travel through the village over Glenashdale Bridge and turn right into Ashdale Way where No. 3 is the first house on the left and parking for this property is the first driveway on the left.

## CONTACT

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**UPPPER FLOOR**  
APPROX. 43.0 SQ. METRES (463.3 SQ. FEET)

**3 ASHDALE WAY**  
APPROX. 86.1 SQ. METRES (926.8 SQ. FEET)



TOTAL AREA: APPROX. 129.1 SQ. METRES (1390.1 SQ. FEET)

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

## 3 ASHDALE WAY, WHITING BAY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>50</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	