



Planetree Cottage,  
Kings Cross, Whiting  
Bay,  
Isle of Arran,  
KA27 8RG



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

## 3 Bed Cottage located in Kings Cross, Whiting Bay



### Welcome to Planetree Cottage

Planetree Cottage enjoys a quiet rural setting on the outskirts of Whiting Bay on the edge of the hamlet of King Cross. Driving along the track to the property you are welcomed by wonderful, rural views across the valley to Knockenkelly and the village of Whiting Bay. From the coastal path, Planetree Cottage is just a short walk from the gorgeous Sandbraes beach, and less than a mile from the center of the village. Whiting Bay is a bustling destination with a variety of shops, restaurants, garages and its own primary school; the island high school is in Lamlash, which is just 3 miles away. Whiting Bay also has its own 18 hole golf course, a bowling green and a beautiful beach.

Originally a 'Butt and Ben', Planetree Cottage has been extended to create a cosy yet spacious cottage - a much loved 'bolt hole' for the current owners. This charming property has a contemporary feel yet retains many of its original features.

Downstairs is open plan with kitchen, lounge and dining area. This versatile room also has a useful second w.c. on this ground floor. A hallway off the living area leads to the family bathroom and through to a large double bedroom with a door out to the garden as well a attic space above. On the upper floor, there is a spacious double bedroom with and a small single bedroom, both of which have roof windows providing the natural light.

At the time of going to market, we are also listing the adjacent Planetree House. The combined grounds extend to approximately an acre.

### Kitchen Area

5'9" x 14'3"

The downstairs open plan living space boasts a well equipped kitchen with wall plenty of wall and base units, under counter fridge, washing machine, dishwasher and integrated electric hob and oven.

### Open Plan Living

16'0" x 14'1" overall

The lounge area enjoys the focal point of a multifuel space and dual aspect windows with deep set sils and views over the garden, with space for a large dining table. The flow of the cottage offers lots of interesting nooks and peaceful spaces to enjoy the tranquillity.

### W.C.

3'5" x 7'2"

Off the lounge area to the rear, a handy toilet with wash hand basin.

### Bathroom

6'0" x 10'4"

The spacious internal bathroom is fitted with a white suite and roll top bath and enjoys a large separate shower cubicle.

### Bedroom 3 (Ground Floor)

9'9" x 13'3"

The hallway leads on to a large double ground floor bedroom with doors out to the front, roof window and small attic space for storage.

This is a flexible room and could lend itself to a number of configurations and uses.

### Attic Bedroom 1

10'4" x 13'3"

Spacious double attic bedroom with dual aspect roof windows to the front and rear.

### Attic Bedroom 2

6'0" x 10'6"

Smaller single room, currently accommodating bunk beds, with roof window to the front.

### Garden

A shared driveway leads to the front and side of Planetree Cottage, passing Planetree House.

The grounds extend to approximately 1/4 acre and offer space for parking and are bound by fencing and mostly laid to lawn. To the rear the grounds are laid to lawn with vegetable beds, flower beds and mature trees.

There is a greenhouse, a timber play area and a large shed/garage in the rear garden, and appended to the cottage there is a further brick built log store; all of outbuildings would benefit from some refurbishment and maintenance, however they do offer excellent development potential.



It should be noted that we are also marketing Planetree House, and if desired both properties could be purchased together.

### Services

Planetree Cottage is connected to mains electricity and water. Drainage is to a shared septic tank located within the grounds of Planetree House. Hot water and heating is by electric with storage heaters and panel heaters, supplemented by the multifuel stove within the lounge.

### 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)



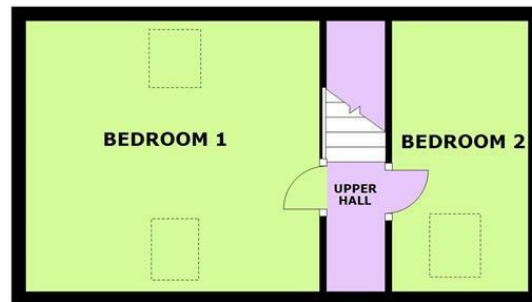
## PLANETREE COTTAGE

APPROX. 61.4 SQ. METRES (661.4 SQ. FEET)



## FIRST FLOOR

APPROX. 26.3 SQ. METRES (282.7 SQ. FEET)



TOTAL AREA: APPROX. 87.7 SQ. METRES (944.1 SQ. FEET)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>100</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>			
(1-20) <b>G</b>		<b>10</b>	
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

## DIRECTIONS

From Brodick Pier turn left and proceed through Lamlash towards Whiting Bay. On the outskirts of Whiting Bay turn left towards Kings Cross and at the end of the first straight stretch of the road towards Kings Cross take the track on the right sign posted Sandbraes. Take the right fork of the track sign posted for Planetree. Continue approximately 150meters along the track to the end bearing right - Planetree House and Cottage are straight ahead on the left.

## CONTACT

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