

Craig Ard,  
Whiting Bay,  
KA27 8PZ



**Arran**  
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

3 Bed

## House - Semi-Detached located in Whiting Bay



### Welcome to Craig Ard

Craig Ard is a traditional semi detached home in the vibrant village of Whiting Bay.

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

Accommodation comprises front entrance porch, hallway, lounge, dining room, kitchen, conservatory, ground floor bedroom/ study with W.C and on the upper floor two double bedrooms one with an ensuite shower room and family shower room.

It is beautiful presented, neutrally decorated and filled with natural light from multiple windows over looking the sea to the front and beautiful gardens to the side and rear.

This lovely family home is close to the primary school and the popular Sandbraes park within the village. The island's high school is approximately 4 miles away in Lamlash. Other highlights within the lively community are an 18 hole golf course, outside bowling green, a putting green, great boating/ waters ports 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 call home and to live.

### Entrance Porch

3'11" x 5'6"

Double storm doors open into a spacious entrance porch to the front with space for hanging/ storing outdoor gear.

### Hallway

3'11" x 6'2"

A feature half stain glass door opens off the entrance porch to the hallway and accesses all the accommodation within and stairs up to the upper floor. The hallway is, flooded with natural light from multiple windows.

### Lounge

11'9" x 13'9"

The cosy lounge is to the front and enjoys the breathtaking views over the front gardens towards the Ayrshire coastline. A cosy electric inset fire creates a focal point to this lovely room with traditional press to the side.

A door to the rear of the lounge opens into the dining room.

### Ground floor bedroom/ study

Off the lounge this is a versatile room which could also be a small study or home office with a window to the side enjoying the view over the mature gardens and a W.C cleverly installed under the stairs.

### W.C

5'2" x 2'3"

Accessed off Bedroom 1 under the stairs.

### Dining Room

10'2" x 7'5"

Spacious dining room in the heart of the house with window to the conservatory and doors to the lounge and through to the kitchen

### Kitchen

19'4" x 8'0" overall

The kitchen has been extended, creating a breakfasting/ utility area with door out the gardens and filled with light over looking the rear gardens from the multiple windows.

### Conservatory

Accessed off the kitchen, this spacious room has a door out to the rear gardens and patio area. A peaceful space to watch the visiting garden wildlife from and enjoy the afternoon evening sun.

### On the upper floor

#### Bedroom 2

13'2" x 13'5"

Double bedroom to the front taking in the panoramic views across to Firth of Clyde and features an original fireplace and press.

#### Ensuite shower room

4'6" x 6'3"

Fitted with a white suite and electric shower

#### Bedroom 3

10'11" x 10'6"

Double bedroom to the rear with mirrored fitted wardrobes

#### Family Shower room

6'8" x 6'3"

To the rear with a window and fitted with a white suite



### Garden

The grounds have been beautifully tended, landscaped and terraced. Planted with a profusion mature trees, shrubs and flowering plants.

To the front and side there is a wide gravel driveway leading up to the rear of the property and kitchen with parking and turning space for several cars. To the front the garden is laid to lawn and bounded by a stonewall and fencing with a patio area enjoying the wonder sea views across the Firth.

To the rear the garden is terraced with pathways and amongst the flowering beds and shrubs. There is a paviour patio area off the conservatory and a small pond, and timber shed. The gardens are a haven for birds and Arran's red squirrels.

### Services

Craig Ard is connected to mains electricity, water and drainage. Central heating and hot water is by electric, with panel heaters and storage heaters throughout.

### Floor Plan

Floor plan is not to scale and is to be used for guidance only.

### 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.

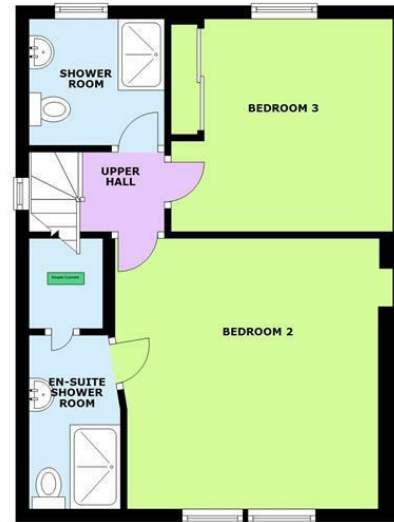
Caledonian MacBrayne Tel: 01770 460 361 [www.calmac.co.uk](http://www.calmac.co.uk)

### 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.





TOTAL AREA: APPROX. 106.3 SQ. METRES (1144.1 SQ. FEET)

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

**CRAIG ARD, 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>		<b>38</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

**DIRECTIONS**

From Brodick Pier, turn left and proceed to Lamlash and then on to Whiting Bay. As you enter the village, passing Bay Garage and Bay Stores, Craig Ard is approximately 200 metres further on, a few metres before Whiting Bay Primary School.

**CONTACT**

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