



Seaview Cottage, Kings Cross, Whiting Bay, KA27 8RG

SEAVIEW COTTAGE

- Traditional 'Butt and Ben' cosy cottage
- Elevated sea views
- Secluded peaceful location
- Development potential
- Southerly aspect
- One double bedroom and two attic bedrooms

DESCRIPTION

Seaview Cottage is a traditional 'Butt and Ben' stone property which has been extended to create a cosy home. Located in the elevated rural peaceful hamlet of Kingcross, near to the amenities of Whiting Bay, it enjoys a southerly aspect across the Firth of Clyde with stunning views towards the Ayrshire Coast line and beyond.

The spacious entrance sun room conservatory opens via double French Doors into a small central hallway which accesses all the accommodation within. To the right is the main living space with wood burning stove and bespoke built in cupboard storage with worktop and a window to the front taking in the impressive views. Off the living area to the rear is access through to a utility/kitchen area with pantry off. The utility area is currently fitted with a sink and has plumbing for a washing machine.

To the left of the hallway is a ground floor double bedroom/ lounge with French doors into the conservatory and a door through into the large shower room.

The hallway accommodates ladder stairs to the upper floor where there is a small landing space with eaves storage cupboards and a further two attic rooms with dormer windows taking in the wonderful views.

Although Seaview Cottage does require some refurbishment, it has potential to be a cosy hideaway or starter home.

DIRECTIONS

From Brodick Pier turn left and proceed through Lamlash towards Whiting Bay. On approaching Whiting Bay bear left at the sign post to Kingscross. Proceed along Kingscross Road for approximately $\frac{3}{4}$ of a mile to Kingscross Point. Turn right on to the track for approximately 200 meters passing The Old Stables where the track bends around to the right. Seaview Cottage is the last property on the right hand side.

GARDEN

Seaview Cottage is securely bounded by mature hedging and fencing. The garden area enjoys a southerly aspect mostly to the front and side, with uninterrupted views across towards the Ayrshire coastline and beyond. It is relatively flat with gravel walkways with flower/ vegetable raised beds. To the side there is a large store/shed and a small dry green. Off road parking could be created within the boundary.



APPROXIMATE ROOM SIZES

SUN ROOM/ CONSERVATORY	2.17m (7'1) x 3.37m (11'1)
LIVING/KITCHEN	2.33m (7'8) x 3.72m (12'2)
UTILITY/ KITCHEN	1.66m (5'5) x 1.56m (5'1)
PANTRY	1.52m (5'0) x 1.20m (3'11)
BEDROOM 1/ LOUNGE	3.09m (10'2) x 3.64m (11'11)
SHOWER ROOM	1.72m (5'8) x 2.99m (9'10)
ATTIC ROOM 2	3.31m (10'10) x 2.28m (7'6")
ATTIC ROOM 3	3.25m (10'8) x 2.27m (7'5)

GROUND FLOOR: 38.6sqm (415.1sq feet) approximately

FIRST FLOOR: 18.7sqm (200.8sq feet) approximately

SERVICES

Seaview Cottage is connected to mains electric and water. Drainage is to a septic tank, located outwith the boundary. Hot water and heating is via the Oil fired boiler supplying radiators throughout, supplemented by the woodburning stove within the living/ kitchen area.

ENERGY PERFORMANCE

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

COUNCIL TAX

Band 'A' for council tax paying £1123.06 including water 2023/2024.

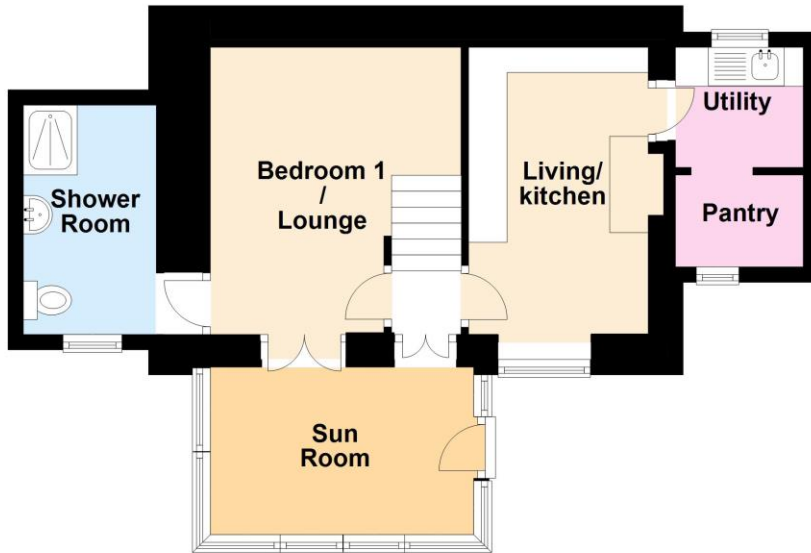
MORE INFORMATION

Kingscross is a quiet rural settlement on the outskirts of Whiting Bay. Seaveiw Cottage, is a short walk to the beach at Kingscross Point and the Arran Coastal pathway to Whiting Bay or Lamlash. Kingscross is approximately 3 miles from Lamlash. There is a primary school within Whiting Bay village as well as shops, a petrol station, restaurants and pub. The secondary school is at Lamlash. Whiting Bay has its own 18 hole golf course, bowling green and a beautiful beach.

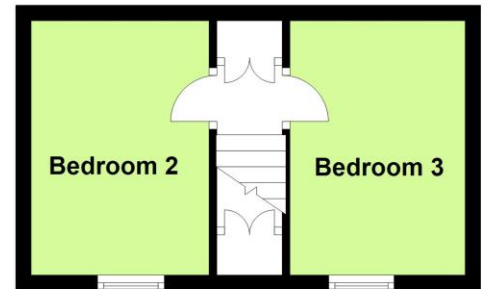


FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY

Seaview Cottage



Seaview Cottage First Floor



Total area: approx. 56.0 sq. metres (602.3 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

A601 Printed by Ravensworth 01670 713330



PLEASE NOTE THAT ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY

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.

www.arranestateagents.co.uk