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Waterstone House, Whiting Bay, KA27 8QN

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## WATERSTONE HOUSE, WHITING BAY, ISLE OF ARRAN KA27 8QN

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### WATERSTONE HOUSE IN BRIEF

- Modern detached villa
- Five double bedrooms
- Two ensuite shower rooms
- Family bathroom
- Downstairs toilet
- Beautifully presented in walk in condition
- Flat easily maintained garden with off road parking
- Large lounge
- Spacious kitchen dining
- Versatile flexible family home

### DESCRIPTION

Waterstone House is a relatively modern detached villa in a quiet location overlooking Glenashdale burn and close to the beach and all the amenities within the village of Whiting Bay. It is a spacious and substantial family home and has been built to a high specification with an abundance of built in storage throughout; neutrally decorated and well maintained it is beautifully presented and in walk in condition. Accommodation comprises spacious reception hallway, lounge, large open plan dining kitchen, utility room, w.c, ground floor bedroom with ensuite shower room and on the upper floor a further four double bedrooms, one with ensuite shower room, plus family bathroom and plenty of storage throughout.

### DIRECTIONS

From Brodick Pier turn left and proceed through Lamlash to Whiting Bay. Towards the end of Whiting Bay turn right up Montrose Terrace where the villa is the first house on the right at the end of Montrose Terrace.

### GARDEN

The relatively flat garden wraps around the property on three sides. To the front is a large gravel area for off road parking with a slabbed path leading to the front door and around the property to the ramp leading to the utility room to the side. A stone wall and mature hedging, shrubs and trees bound the perimeter. The side garden is mainly laid to lawn with mature bushes shrubs and trees and a timber shed and to the rear there is a slabbed patio area accessed via the patio doors within the dining area, making the most of the outdoor space.

### SERVICES

The property is connected to mains electricity, water and drainage is to a shared septic tank located close by. Hot water and heating are via oil fired boiler supplying radiators throughout.

### COUNCIL TAX

Waterstone House is currently a holiday letting property and as such is commercially rated, however can easily be assessed for council tax to allow conversion back to a residential holiday home.

### ENERGY PERFORMANCE

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





## ACCOMMODATION

Entering by the front door you can immediately see care has been taken in the design of this impressive villa. A broad entrance hallway gives access to all downstairs accommodation, with a stylish open tread timber staircase leading to the upper floor and timber flooring flowing seamlessly through out the entire property.

The spacious lounge is to the left, with dual aspect windows and a partial glazed door throwing an abundance of natural light into the room.

To the rear of the property there is a large kitchen/dining room, again full of natural light from both French doors, patio doors out to the rear gardens and a large picture window. This extensive multi use room has space for a small seating area as well as a large family dining table.

The kitchen area is fitted with light cream shaker style base and wall units and a complementary timber worksurface, there is an integrated dishwasher and space for a free standing fridge freezer, a large 'range style' gas cooker and a handy island unit with breakfasting space. Of the kitchen area a door to the side leads into the separate utility room with space for a washing machine and a door to the side accessing the garden.

To the right of the front door on the ground floor there is a double bedroom overlooking the front gardens which boasts an ensuite shower room.

A ground floor w.c off the hallway completes the accommodation on this level.

On the upper floor is the master bedroom to the front which enjoys built in double wardrobes and ensuite shower room. There are a further three double bedrooms, all with built in wardrobes, one with window to the front and the others overlooking the rear gardens.

The spacious family bathroom with a white suite and fitted with a bath and separate shower cubicle complete the accommodation in this impressive villa.

Waterstone House is beautifully presented in walk in condition, having been built and maintained to a high specification. The property is currently a very popular holiday let with all the relevant consents and Short Term Let licensing in place, as such could be sold as a turnkey property, including the majority of the contents (bed linen etc.) and furniture by negotiation.

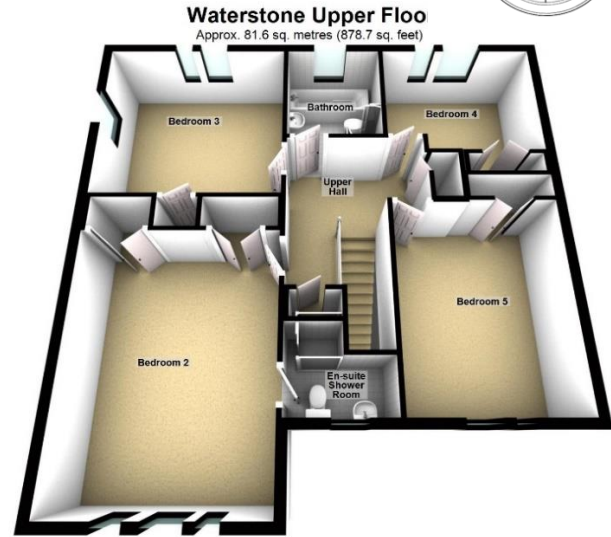
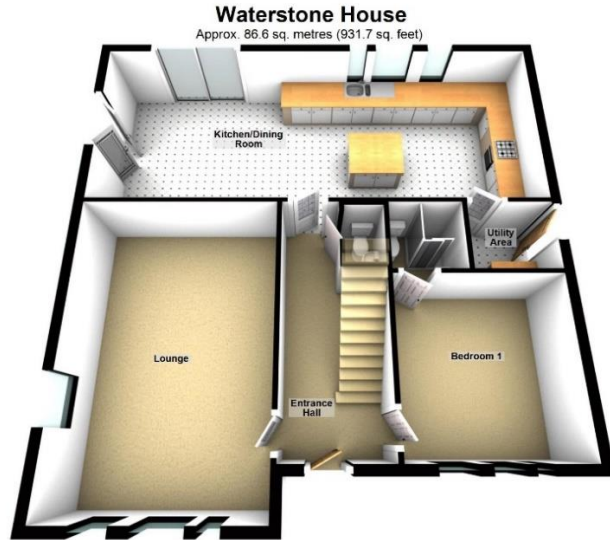
## OTHER INFORMATION

Waterstone House was constructed circa 2008 in a beautiful location overlooking the flowing Glenashdale Burn, bordered by a belt of mature trees and shrubs and a haven for the local wildlife. Access to the house is from the popular residential Montrose Terrace leading to the narrow track which leads to on to Glenashdale. The villa is a short distance from the shops and other amenities within the village and its thriving village hall and community. It is approximately one mile from the village primary school, the secondary school being at Lamlash to which pupils are conveyed daily by bus. Other amenities in Whiting Bay include the bowling green, putting green, 18 hole golf course, restaurant, pub, petrol station and excellent watersports facilities from the sandy beach.





FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY



Total area: approx. 168.2 sq. metres (1810.4 sq. feet)

**APPROXIMATE ROOM SIZES**

ENTRANCE HALLWAY	2.17m x 5.17m (7'1" x 17'0") overall
LOUNGE	3.60m x 5.97m (11'10" x 19'7")
KITCHEN /DINING ROOM	9.23m x 3.83m (30'3" x 12'7") overall
UTILITY ROOM	1.69m x 1.86m (5'7" x 6'1")
BEDROOM 1	3.25m x 3.21m (10'8" x 10'6")
ENSUITE SHOWER ROOM	1.42m x 1.86m (4'8" x 6'1")
BEDROOM 2	3.60m x 5.21m (11'10" x 17'1")
ENSUITE SHOWER ROOM	2.17m x 1.69m (7'1" x 5'7") overall
BEDROOM 3	3.78m x 3.71m (12'5" x 12'2")
BEDROOM 4	3.32m x 3.22m (10'11" x 10'7")
BEDROOM 5	3.25m x 4.23m (10'8" x 13'11")
BATHROOM	1.90m x 2.43m (6'3" x 8'0")

*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  
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