



Elleray, Knockenkelly, Whiting Bay



Arran
ESTATE AGENTS 

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IN BRIEF

- Detached cottage villa located in Knockenkelly
- Rural elevated location
- Spectacular sea views
- 3 bedrooms
- Large garden
- Off road parking

DESCRIPTION

Elleray is a detached cottage villa in an elevated location situated in Knockenkelly. The cottage is in a tranquil location, overlooking Whiting Bay with views towards the Ayrshire coast. Accommodation comprises kitchen, dining room, garden room, hallway, lounge, bathroom with two doubles and one single bedroom on the upper floor.

GARDEN

Elleray has a large garden mainly to the front and side. There is a terraced patio and flower bed area directly in front of the house surrounded by a gently sloping lawn down to the stream at the bottom of the garden. To the rear there is a block pavior driveway with off road parking and turning area, a large shed and greenhouse. The garden is bounded by fencing and mature woodland.

DIRECTIONS

From Brodick Pier turn left and proceed through Lamlash to Whiting Bay. On approaching Whiting Bay immediately before Kirkend Nursery, turn right up the road towards Auchencairn and follow the road as it leads towards Knockenkelly for approximately 1 mile, where Elleray is situated on the left-hand side.

SERVICES

The property is connected to mains electricity. Water is from a private supply and drainage is to a private septic tank situated within the grounds. The oil fired central heating supplemented by open fires in the lounge and dining room.

COUNCIL TAX

The property is banded 'D' paying £1222.1 in 2018/19 excluding waste and water charges.



ACCOMMODATION

Elleray is a bright spacious airy cottage villa with spectacular views from all of the picture windows and would make a wonderful family home.

The rear entrance leads directly into the spacious kitchen fitted with wall and base units. The kitchen leads into the good-sized dining room with open fire and access to both the hallway and the garden room.

The newly refurbished garden room is an excellent addition to the cottage, with double aspect windows to the rear and front of the cottage and French doors opening to a Juliet balcony enjoying the views across to the Ayrshire coast. The garden room could be utilised as an additional lounge, ground floor bedroom or study.

The spacious lounge has an open fire and double aspect windows over looking the front and side garden of the cottage.

There is a family bathroom with a modern white suite, jacuzzi bath and separate shower.

On the upper floor there are two double bedrooms and a single bedroom all with panoramic views across to the Ayrshire coast.

APPROXIMATE ROOM DIMENSIONS

Kitchen	3.20m (10'6) x 4.07m (13'4)
Dining Room	2.70m (8'10) x 4.89m (16'1) overall
Garden Room	5.22m (17'2) x 3.29m (10'10)
Hallway	2.31m (7'7) x 2.92m (9') overall
Lounge	3.33m (10'11) x 4.89m (16'1)
Bathroom	2.14m (7'0) x 1.88m (6'2)
Bedroom 1	3.35m (11'0) x 3.82m (12'6) overall
Bedroom 2	3.63m (11'11) x 3.82m (12'6) overall
Bedroom 3	2.38m (7'10) x 1.88m (6'2)

OTHER INFORMATION

Elleray is located in the picturesque area of KnockenKelly and is only a short drive to Whiting Bay where the excellent local amenities include a good selection of shops, pub, restaurants as well as leisure facilities including the bowling green and 18 hole golf course. Whiting Bay has its own primary school - the secondary school being at Lamblash.

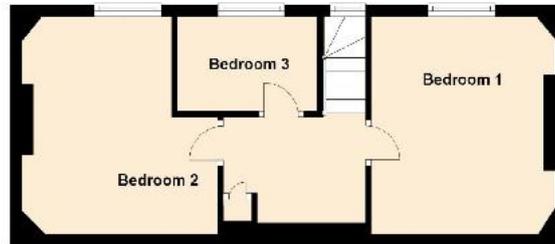




Elleray Ground Floor



Elleray First Floor



FLOOR PLANS NOT TO SCALE: FOR GUIDANCE ONLY

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 460361; www.calmac.co.uk

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