



Gowanhill, Whiting Bay



Arran
ESTATE AGENTS 

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GOWANHILL, SMIDDY BRAE, WHITING BAY, KA27 8PX

IN BRIEF

- Traditional stone cottage villa
- Sea views
- Elevated location
- Close to village amenities
- Off road parking
- 4 double bedrooms

DESCRIPTION

Gowanhill is a traditional cottage villa in an elevated location with sought after views across to the Ayrshire coast. The cottage is a short walk to the centre of Whiting Bay, close to the beach and all the amenities of the village. Accommodation comprises entrance porch, dining room, lounge, kitchen, utility room, store, two double bedrooms one with en-suite shower room, family bathroom and on the upper floor a further two double bedrooms. Appended to the property there are three external store rooms.

DIRECTIONS

From Brodick Pier turn left and proceed through Lamlash to Whiting Bay. On approaching the centre of the village turn right up the Smiddy Brae, immediately before the central car park, and proceed for approximately 100 metres where Gowanhill is located on the right-hand side.

GARDEN

The garden is enclosed and mostly flat and laid to lawn, with gravel pathways around the property. It is a large, enclosed garden bounded by mature hedging and trees. There is a gravel driveway with parking at the rear of the property and to the front a gate leads to a footpath down to the centre of the village.

SERVICES

The property is connected to mains electricity and water. Heating is by electric wall mounted heaters supplemented by an open fire in dining room and electric fire in the lounge.

COUNCIL TAX

Currently commercially rated, Gowanhill would be re-assessed for council tax if purchased as a full time residential property.



ACCOMMODATION

Gowanhill retains some of the original features with sash windows and wood panelling, it would benefit from a degree of modernisation. Once refurbished it would be a spacious family home or holiday home.

On entering the cottage through the front porch, it opens into the reception hallway and leads round to the dining room. Off the hallway there is a spacious ground floor bedroom with views across the front of the property and a family bathroom. The staircase leads up to the two double bedrooms on the upper floor.

The dining room is at the front of the cottage and overlooks the front garden. It has an open fire and access to both the rear utility room and the spacious lounge.

The utility room is fitted with washing machine, tumble dryer and fridge and opens out to the rear vestibule with appended store.

The spacious lounge is fitted with a feature electric fire and French doors to the front garden with views across the Ayrshire coast. The lounge leads into the galley kitchen with built in oven, electric hob, dishwasher and fridge freezer and an external door out to the front garden.

To the rear of the lounge, steps lead to a spacious double bedroom with a further two steps down into the ensuite shower room.

There are a further three appended external stores.

Included in the sale of the property are all furniture fixtures and fittings.

APPROXIMATE ROOM SIZES

REAR ENTRANCE PORCH: 1.76m (5' 9") x 1.64m (5' 5")

UTILITY ROOM: 2.77m (9' 1") x 1.64m (5' 5")

DINING ROOM: 2.91m (9' 7") x 4.82m (15' 10")

LOUNGE: 4.38m (14' 4") x 4.86m (15' 11")

KITCHEN: 1.81m (5' 11") x 4.64m (15' 3")

BEDROOM 1: 3.76m (12' 4") x 4.75m (15' 7")

BEDROOM 2: 4.38m (14' 4") x 3.92m (12' 10")

EN-SUITE: 1.80m (5' 11") x 3.72m (12' 2")

BATHROOM: 2.64m (8' 8") x 2.26m (7' 5")

BEDROOM 3: 4.83m (15' 10") x 3.58m (11' 9")

BEDROOM 4: 3.06m (10' 0") x 3.66m (12' 0")

HALLWAY: 2.65m (8' 8") x 2.41m (7' 11") OVERALL

FRONT ENTRANCE PORCH 1.93m (6' 4") x 1.05m (3' 5")

OTHER INFORMATION

Gowanhill occupies a large plot overlooking Whiting Bay. This elevated central location gives ease of access to the local shops and other amenities. Within Whiting Bay there is a primary school, the secondary school being at Lamlash. Whiting Bay also benefits from an excellent selection of shops, as well as bowling green and 18 hole golf course.

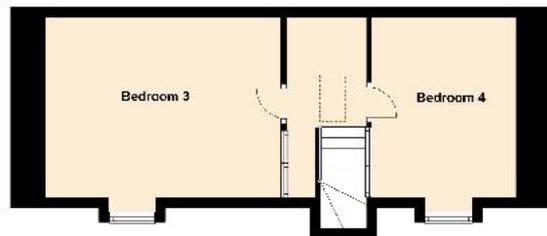




Gowanhill Ground Floor



Gowanhill 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

A601 Printed by Ravensworth 01670 713330



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