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Bank House, Shore Road, Whiting Bay

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**Arran**  
ESTATE AGENTS



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## Bank House, Shore Road, Whiting Bay, KA27 8PR

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### Bank House in Brief:

- Unique detached property in Whiting Bay
- Central village location
- Directly on the shore front
- Ample off road parking
- Panoramic sea views
- Side garden

### ACCOMMODATION

Bank House has had a varied history and as the name suggest it was originally a bank, it then became an art shop and was subsequently converted into a much loved family home. It is situated in a central location in Whiting Bay village and is directly on the shorefront. Accommodation comprises entrance hall, shower room, three double bedrooms, office/single bedroom, lounge, sun room, family bathroom, utility room and kitchen/dining room.

### DIRECTIONS

From Brodick Pier turn left and proceed through Lamlash to Whiting Bay. Travel to the centre of the village and Bank House is the first property on the left.

### GARDEN

There is a large parking area with space for numerous cars. A step up leads to the terrace area with access to the sun lounge, the views from the terrace are spectacular over Whiting Bay and Holy Isle. There is a small garden to the side of the property which has been laid to lawn. The garden is secure with timber fencing and hedging.

### SERVICES

The property is connected to mains water, electric and drainage is to a septic tank located within the parking area. Heating is by electric storage heaters and panel heaters in the bedrooms, supplemented by the open fire in the lounge.

### COUNCIL TAX

Bank House is banded 'E' for council tax paying total £1933.93 including water and excluding drainage in 2018/19.

### OTHER INFORMATION

Bank House is in centre of the village with its excellent selection of shops, restaurants and other amenities. It has easy access to the many forestry and country walks nearby at the picturesque Glenashdale and Fairy Glen. Whiting Bay has its own primary school, the main secondary school being at Lamlash to which pupils are transported daily by bus.



## DESCRIPTION

Bank House is in a unique location directly on the shore front, properties like this rarely become available.

The property has an excellent location being in the centre of the village. The main access door leads you into the entrance hall with storage for outdoor wear. Off the hallway is a bright shower room with a modern white vanity sink unit, toilet and shower, this room is fully tiled. Adjacent are the twin and double bedrooms.

From the hall is a spacious family lounge which has French doors either side of the fireplace - both open out to the sun room. From the lounge and sun room you have uninterrupted sea views across the bay to the Ayrshire coast. In the lounge there is an open fire with an ornate timber surround, tiled insert and a fender seat. From the sun room there is access onto a paved terrace which is perfect for alfresco dining and making the most of the spectacular views over Whiting Bay and Holy Isle.

A doorway from the lounge leads to the the kitchen which has cream coloured wall and base units and pale coloured worksurfaces with an inset electric hob, built in oven and integrated dishwasher. An external door leads out to the enclosed garden.

There is a separate utility room which has shelving, a housemaid's pulley and space for a washing machine and tumble dryer. This room is ideal for wet/water sports gear. Adjacent to the utility room is the family bathroom with white suite and corner shower.

A further double bedroom has window to the front taking advantage of the fabulous sea views.

## APPROXIMATE ROOM DIMENSIONS

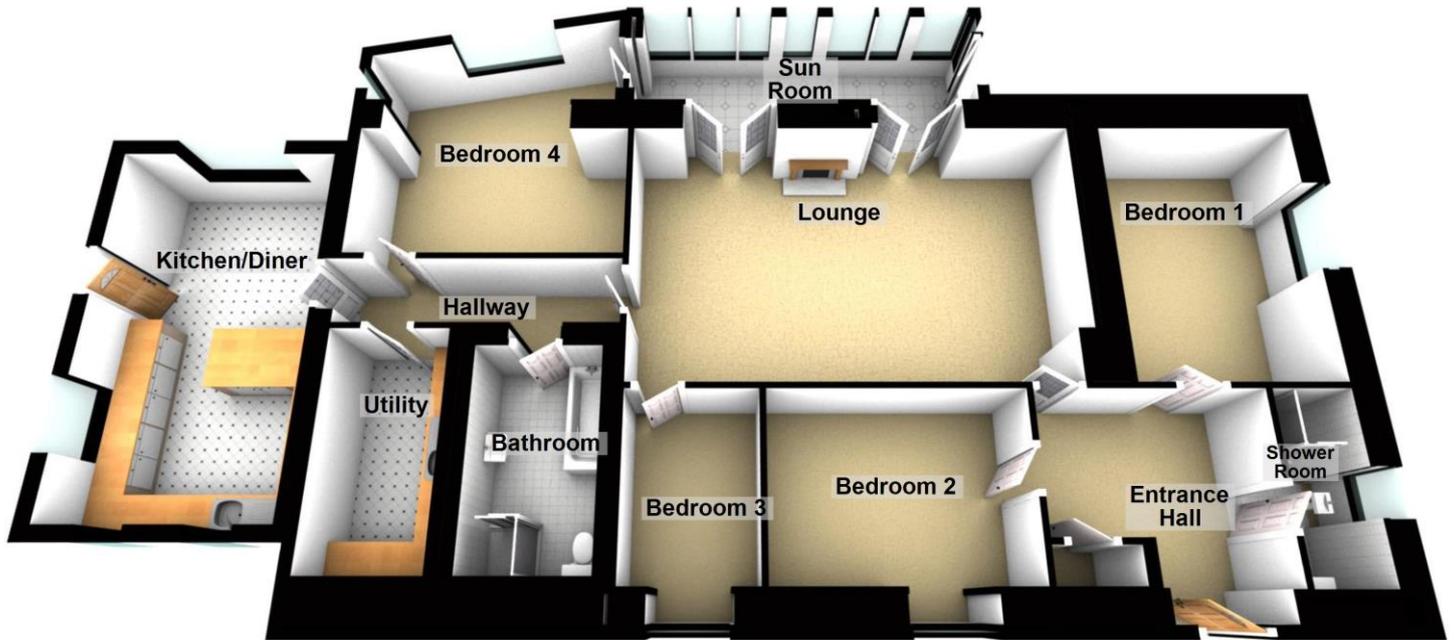
Entrance Hall	3.40m (10'11) x 2.75m (9'0) overall
Lounge	7.06m (23'2) x 4.27m (14'0) overall
Sun Room	5.81m (19'1) x 1.63m (5'4)
Kitchen Dining	3.40m (11'2) x 5.94m (19'6)
Utility Room	1.81m 95'11) x 3.60m (11'10)
Bedroom 1	3.13m (10'3) x 4.26m (14'0)
Bedroom 2	3.61m (11'0) x 2.82m (9'3)
Bedroom 3	1.99m (6'6) x 2.80m (9'2)
Bedroom 4	4.40m (14'5) x 3.58m (11'9)
Bathroom	2.09m (6'10) x 3.27m (10'9)
Shower Room	1.15m (3'9) x 2.75m (9'0)







### Bank House Ground 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](http://www.calmac.co.uk)*

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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.