



Swallow Cottage, Whiting Bay, Isle of Arran KA27 8PX



Arran
ESTATE AGENTS 

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SWALLOW COTTAGE, WHITING BAY, ISLE OF ARRAN KA27 8PX

SWALLOW COTTAGE

- Fantastic 3 bed bungalow
- Stylish 'home tech' additions
- Well equipped integrated kitchen
- En-suite shower room
- Double glazed and oil-fired central heating
- Popular, elevated village location

DESCRIPTION

Swallow Cottage is a charming bungalow set in a quiet location. The detached property comprises entrance verandah, hallway, lounge, breakfasting kitchen, dining room, three double bedrooms - one of which is en-suite, and family bathroom. There is a driveway with off road parking for two vehicles.

DIRECTIONS

From Brodick Pier turn left and proceed through Lamlash to Whiting Bay. On approaching the centre of the village turn right up Smiddy Brae, immediately before the central car park, and proceed up round the bend and taking the first right, Swallow Cottage is the penultimate house on the left.

GARDEN

The garden is well established and has been tastefully laid out with stepped raised beds, planted with many types of flowering plants, bulbs and bushes. The back gardens are mainly laid to lawn with mature shrubs and trees. There is a timber shed and further storage shed in the back garden.

SERVICES

The property is connected to mains electricity, water and drainage. Swallow Cottage is fully central heated by an externally located oil fired boiler with radiators in each room. The MegaFlow Heatrae Sadia hot water cistern is located in the hall cupboard.

COUNCIL TAX

Swallow Cottage is band 'E' paying £2311.83 including water and waste in 2020/2021.



ACCOMMODATION

Entrance into the cottage is by way of the main front door - with a charming enclosed balcony and seating area to the side; ideal for watching the world go by.

A long central hallway offers access to all rooms. The well-proportioned lounge has a large picture window to the front garden and another to the side offering plenty of light. Just across the hall from here is the main bedroom, again feeling bright and airy, and benefitting from a large built in cupboard with mirrored doors. The en-suite shower room has a modern white suite and towel dryer radiator.

The family bathroom has a shower over bath and is tiled with neutral shades, and also has a useful towel dryer radiator.

The kitchen in Swallow Cottage is a real show stopper with lots of modern and functional features. All appliances are integrated and the floor and wall-mounted units are modern white gloss with chrome handles. The ceramic touch-control hob and Quooker Fusion boiling tap truly add to the feel of this being a real chef's kitchen!

Off the kitchen, towards the rear of the cottage, is the dining room. With fitted floor and wall units and plenty of space for a large dining table, this stylish room has patio doors onto the garden and a window to the side. From the hall, there is access to a large shelved utility cupboard with plumbing for a washing machine and a vent for a tumble dryer. A second and third double bedroom, both with built in storage, complete the accommodation in Swallow Cottage.

The layout is well designed and offers useful and flexible living space for a modern family.

All of the reception rooms have functional USB charging sockets as standard. The property is double glazed and fully centrally heated. The Philips Hue smart lighting system allows individual room and mood lighting to be created and controlled remotely.

VILLAGE INFORMATION

Swallow Cottage is in an elevated peaceful location near the centre of the village. Whiting Bay is one of Arran's larger villages, with an 18 hole golf course, 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.





FLOOR PLAN • 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
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