CREAG DHUBH & RIVENDELL

Off Golf Course Road, Whiting Bay, Isle of Arran, North Ayrshire, KA27 807



A BRIEF HISTORY OF WHITING BAY

Some say Whiting Bay was so-called because of the amount of whiting fish caught, although a herring fishery also ran from here. At one point it had the longest pier in Scotland. In Whiting Bay, the Giants' graves, neolithic tombs from 4000 years ago, lay in the forest along Iron Age forts.

At Kingscross Point, a dun or fortified farmstead has been found dating back the better part of two thousand years. Kingscross was used by Vikings as a settlement and burial site, and it has been suggested that the bay to the south was named after them, with "Viking Bay" later becoming corrupted to Whiting Bay.

Arran, according to Irish tradition, was also the home of Manannan mac Lir, the God of the Sea. Of all Arran's villages, Whiting Bay seem

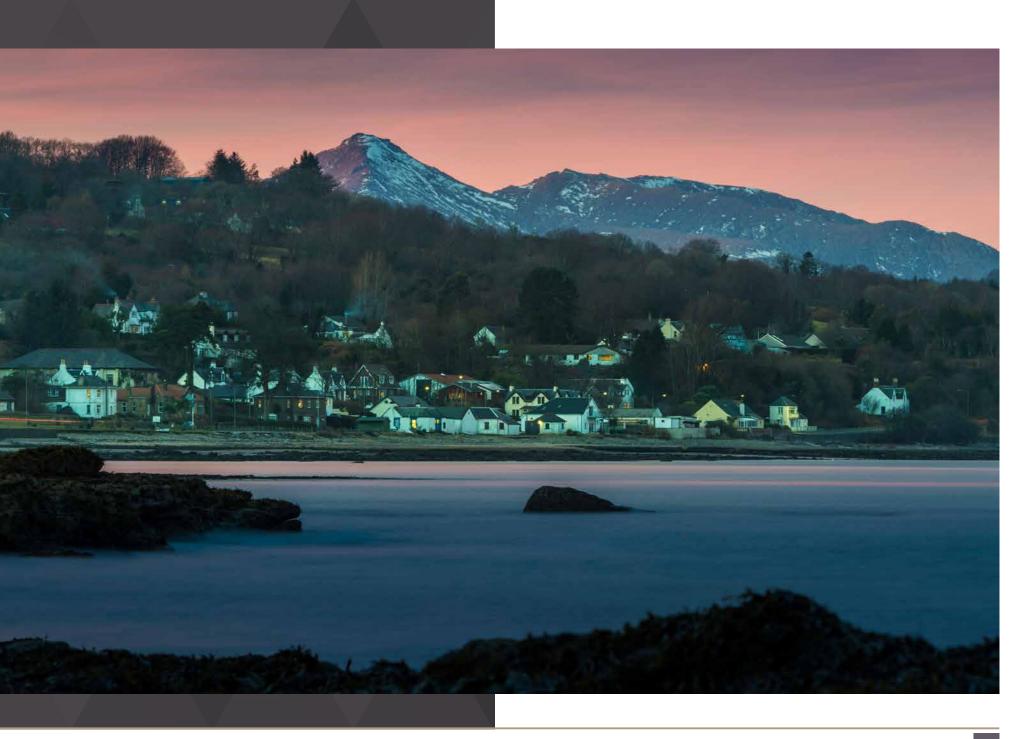
In 1263, the Vikings of King Haco's fleet anchored before the Battle of Largs. Feb 1307 – Kingscross also achieved a footnote in history when it became the place from which Robert the Bruce sailed for Ayrshire in February 1307, en-route to regaining control of his kingdom from the English. The pier in Whiting Bay was built in 1901 and became the longest pier in Scotland. It was dismantled in 1964.

The transformation of a group of tiny settlements into the Whiting Bay we see today began with the establishment of a ferry to Saltcoats in 1790. This was followed from the 1830s by the arrival of steamers from Glasgow and elsewhere in the Clyde Estuary. Clearance of Arran's inland crofting areas from the 1830s produced a demand for more accommodation on the coast, here and elsewhere on the island.

Of all Arran's villages, Whiting Bay seemed to attract the most "upmarket" clientele, and the result was a succession of fine villas being built along the landward side of the road running behind the bay. Meanwhile, a golf course was established in 1895, as were tennis courts, a bowling club and a putting green.

The building of a new pier in 1901, which allowed steamers to land passengers directly rather than via flit boats, only confirmed the growth of the village. During the first world war, a special boat called to take the lads off to war. A village hall was added in 1926.

As late as 1953, the main ferry serving Arran from the mainland called at Whiting Bay as well as Brodick, but the change to a Brodick-only service in 1954 led to a decline in the fortunes of Whiting Bay and the closure of the old steamer pier in 1957. Today, the village pier is a very modest affair, projecting out from the shore close to the line of shops backing onto the sea in the centre of the village.



LOCATION

Whiting Bay is located on the southeast corner of the island and overlooks the Firth of Clyde, with views of the Ayrshire Coast from Cumbrae to Turnberry. The village provides a well stocked grocery store which also sells newspapers, post office, pharmacy, hardware store, two petrol stations, café/bar, restaurant, bistro, and a pub. There is are two carpet/furniture shops, a craft outlet and art gallery, as well as a picturesque 18-hole golf course and bowling green. Primary schooling is available in the village and secondary schooling is found at the High School in Lamlash. The surrounding area provides some of Arran's most scenic walks, not only along the shoreline but also through the forest to Glenashdale Falls.

The Isle of Arran, approximately 167 square miles in area, is sometimes referred to as "Scotland in miniature", as it is divided into highland and lowland areas by the Highland Boundary Fault.



The island is a popular destination for geologists, due to the substantial volcanic activity around 16 million years ago in the Tertiary period.

There are many stone circles and standing stones dating from Neolithic times, including those on Machrie Moor and the Giants Graves above Whiting Bay. Arran is approximately 60 miles in circumference and has some of the finest scenery in Scotland, with excellent walking, rambling and sea and trout fishing.

Tourist attractions include Arran Aromatics, Arran Heritage Museum, Brodick Castle, Lochranza and Lagg Distilleries. There are seven golf courses on the island with 'Creag Dhubh & Rivendell' both ideally positioned for easy access to Whiting Bay Golf Club.

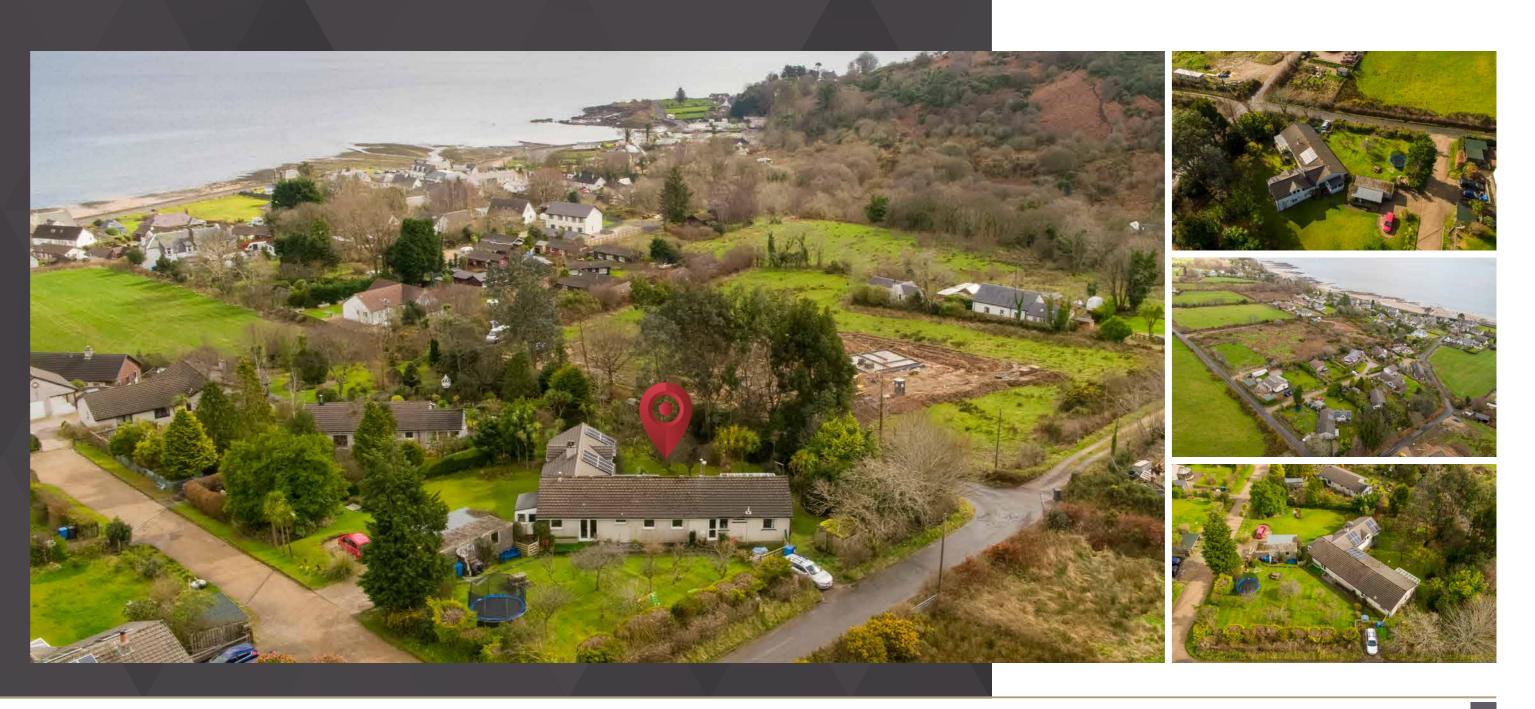


CREAG DHUBH

This striking, four/five-bedroom, detached villa redefines what modern living on Arran is all about – in terms of location, layout, style and detail. It would make a super family home and has the bonus of a self-contained, two-bedroom, appended annexe, known as 'Rivendell'. It would be ideal for holiday lets, Airbnb or independent living and could easily be of maintenance and to also enjoy the incorporated into the main house. It has one of the most beautiful positions on the Island and enjoys spectacular views over the surrounding area. Inside this extended home, you will find exceptional design and an inspired layout over two levels, that provides light-filled, spacious luxury, amongst gardens of around twothirds of an acre, that are spectacular and have been lovingly tended. This is a secluded haven!

Creag Dhubh has been professionally extended twice (1990 & 2001) and is an enjoyable and functional place in which

to live and to enjoy with friends and family. The property itself is deceptively spacious and provides a highly successful marriage of traditionally proportioned apartments, with several contemporary features. The property sits within spacious and well-maintained gardens, which have been designed for ease wonderful scenery. This provides a private and safe environment for children and/or pets. Al-fresco dining and relaxing in the rear garden is thoroughly recommended! The property can be accessed via a private driveway, offering off-road parking for numerous vehicles, which leads to a detached garage (with power and light) and a car-port. To the rear of the garage is a useful utility room, which is plumbed for appliances and has a Belfast sink. For those with green fingers, there is plenty to keep you busy in the well-maintained gardens, with mature shrubs and a shed with power and light.



The front elevation of the property belies the accommodation internally. Access is gained via the porch, which has space for a fridge and freezer and is the perfect spot for hanging jackets and storing wellingtons! The 'hub' of the home is the kitchen/diner, which has been beautifully fitted and well equipped to include a good range of floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace. It benefits from a

Range cooker and space for a dishwasher and fridge. The dining area has ample space for a table and is the perfect zone for more informal gatherings, with friends and family, as French doors open directly into the gardens. The dining room is located off the kitchen and benefits from patio doors opening into the garden.

An inner hallway is located off the dining room and three steps rise from here into

the spectacular 'triple-aspect' lounge, which benefits from reclaimed timber flooring and offers a range of furniture configurations. The open fire makes this room particularly welcoming. Patio doors open onto the balcony, which is the perfect spot for a lazy summer's day enjoying the magnificent outlook. Steps lead down from the inner hallway to the heavenly master bedroom, which is quite simply the last word in luxury. There are a range of fitted



wardrobes and an en-suite shower room. (covered) terrace can be accessed via a set of Patio doors.

The main hallway on the upper level allows access to the thoughtfully planned ground floor sleeping accommodation and a door at the end of the hallway opens into Rivendell. There are four, well-proportioned bedrooms on this level and three have

storage facilities. The guest bedroom has For those requiring a level of privacy, a small an en-suite shower room. The fifth bedroom have also been installed and are on a might suit those requiring live/work arrangements and has patio doors opening into the gardens. It is currently being used as a very comfortable study. A family bathroom completes the accommodation.

> The high specifications of this family home also include a combination of double glazing and Velux windows along with oil-

fired central heating. Photovoltaic panels competitive 'feed-in' tariff and deliver low running costs to the house. The current owners can supply additional information to all interested parties.



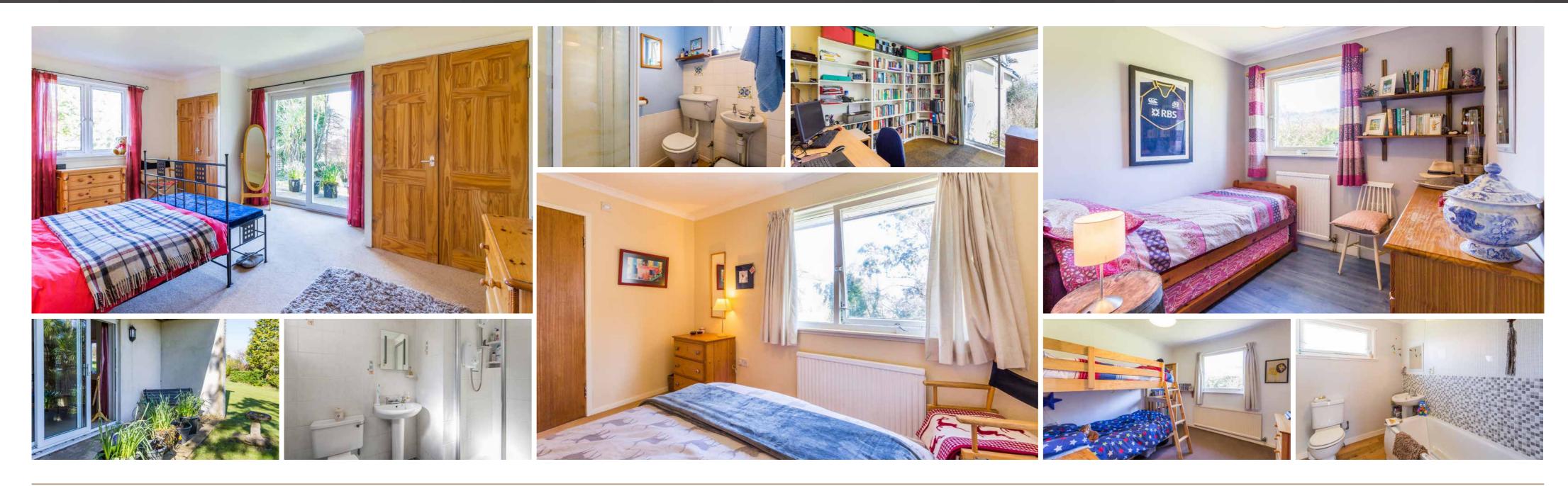


Approximate Dimensions (Taken from the widest point)

Upper Level

Lounge	5.90m (19'4") x 5.20m (17'1")
Kitchen/Diner	5.20m (17'1") x 4.20m (13'9")
Dining Room	4.30m (14'1") x 3.40m (11'2")
Porch	3.00m (9'10") x 2.00m (6'7")
Bedroom 2	3.60m (11'10") x 2.90m (9'6")
En-suite 2	2.10m (6'11") x 1.30m (4'3")
Bedroom 3	3.20m (10'6") x 2.60m (8'6")
Bedroom 4	3.20m (10'6") x 2.90m (9'6")
Bedroom 5/Study	2.90m (9'6") x 2.80m (9'2")
Bathroom	2.50m (8'2") x 1.80m (5'11")
Lower Level	
Master Bedroom	5.20m (17'1") x 4.20m (13'9")
En-suite 1	2.70m (8'10") x 1.60m (5'3")

Gross internal floor area (m²): 220m² EPC Rating: D



RIVENDELL

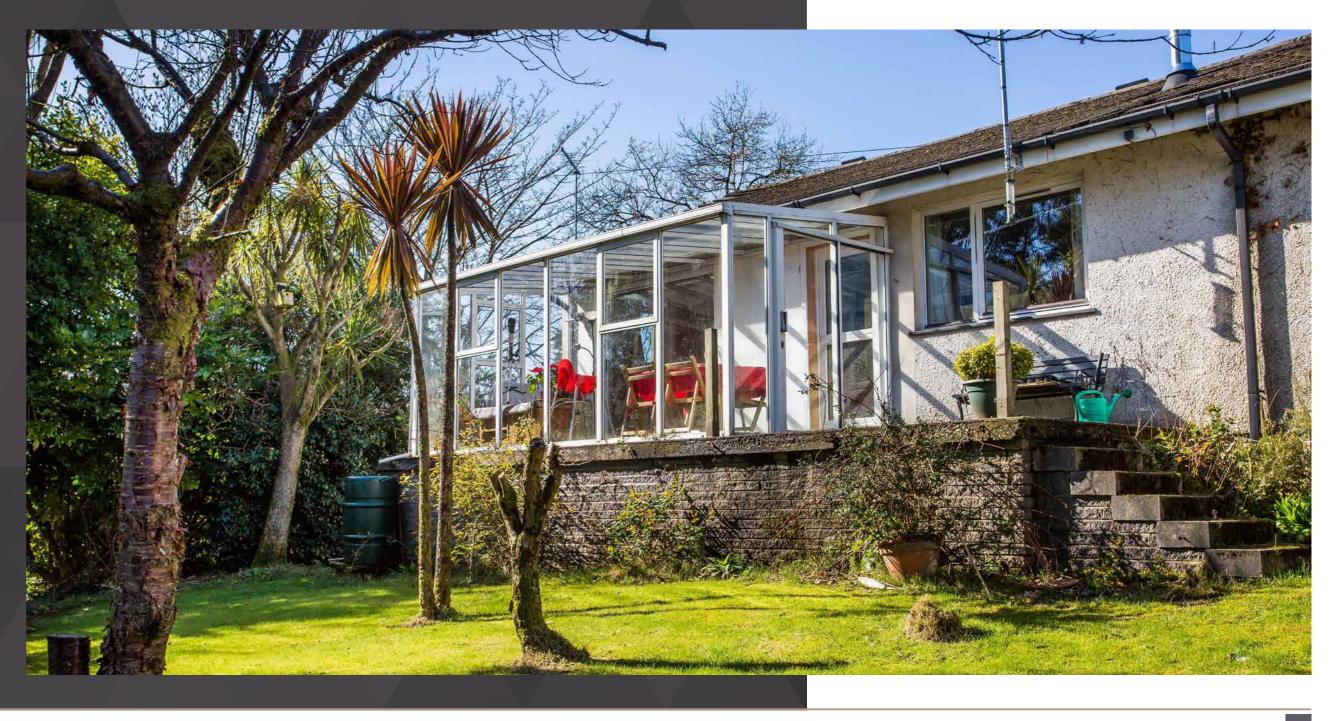
Appended to the main house, you enter the cosy and independent two-bedroom annexe, which is perfect for holiday lets or an elderly relative or teenager requiring a level of independence. The internal door (from the main hallway) means that it can easily be incorporated into the main body of the house if desired. The property has a warm country feel and from the outside of every window, you are treated to views of the surrounding area and the gardens.

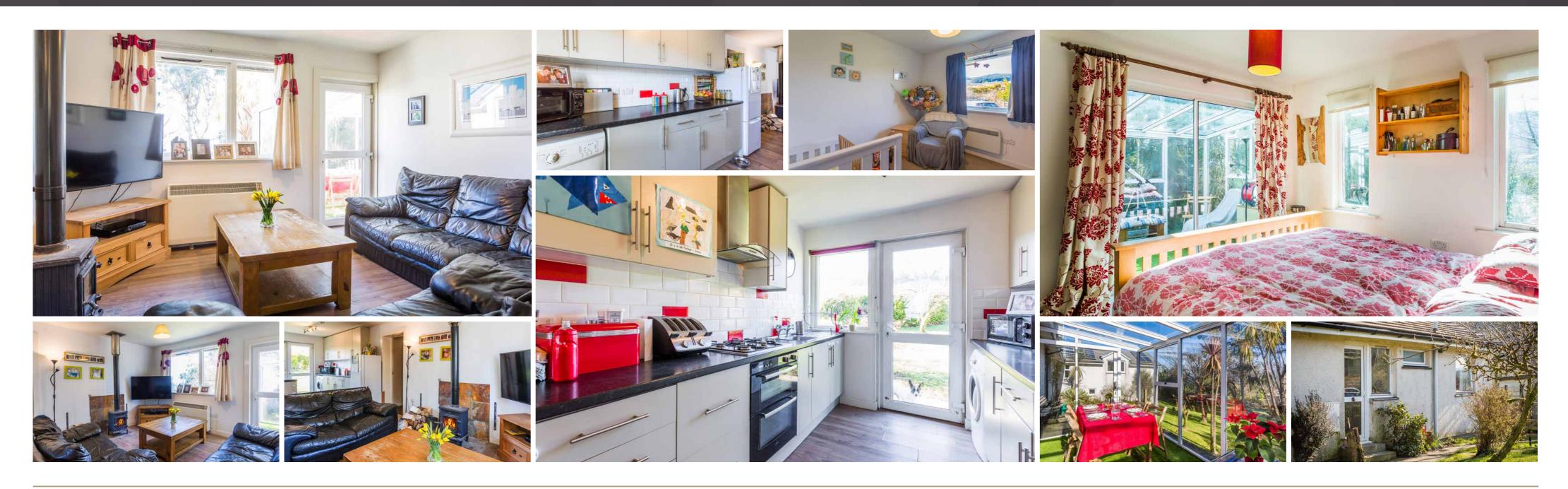
In more detail, the accommodation comprises; A door opening into the openplan lounge/kitchen/diner, which is well proportioned, and the living zone is both bright and airy, with the added luxury of a multi-fuel stove. The kitchen has been fitted to include a good range of contemporary floor and wall mounted units, with a complimentary worktop. It further benefits from an integrated double oven, hob and extractor hood. There is space for a washing machine and an upright fridge/

freezer. Access can be gained from the living zone into the sun-room, which is a great room to just relax and 'chill', offers views over the gardens, and has been used as a very comfortable dining/family room. A door opens from here onto the patio in the rear garden - which is a stunning spot to spend a summer's evening entertaining and has been used for this purpose on many an occasion. Patio doors also open back into the main bedroom. Retire to one of the two cosy bedrooms for the night, which are served by the contemporary shower-room with underfloor heating.

Electric heating and double glazing are provided for additional warmth and comfort. Private parking is available to the front aspect.

NB – Rivendell has an independent electricity supply. It is also registered separately for Council Tax.







Ope Sun Bed Bed Show



Approximate Dimensions (Taken from the widest point)

ken	llom	the	widest	point)	

en Plan Living	7.30m (23'11") x 3.60m (11'10")
n Room	4.90m (16'1") x 2.40m (7'10")
droom 1	3.60m (11'10") x 3.10m (10'2")
droom 2	2.90m (9'6") × 2.90m (9'6")
ower Room	2.80m (9'2") x 1.70m (5'7")











Solicitors & Estate Agents

Part

Exchange Available

Tel. 01292 430 555 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained berein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's situation and any solution the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.





Text and description BILL CORBETT Commercial Director





Professional photography ANDY SURRIDGE Photographer

Layout graphics and design ALAN SUTHERLAND Designer