

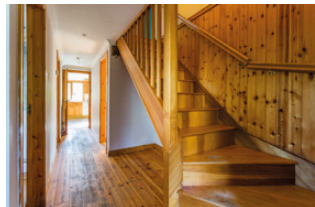


Whiting Bay is located on the south-east corner of the island and overlooks the Firth of Clyde, with views to the very southern point of Scotland. The village provides a newsagent, Post Office, pharmacy, two general food stores, café/bar, restaurant, bistro, hardware store and a farm shop. There is a craft outlet and art gallery, as well as a picturesque 18-hole golf course. 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, Lochranza Distillery and Brodick Castle. There are seven golf courses on the island with 'Bothan Ur' ideally positioned for easy access to Whiting Bay Golf Club and Lamlash Golf Club.





Bothan Ur is a very adaptable, four-bedroom, semi-detached villa, quietly positioned in this highly desirable location within the rural settlement of Glenashdale. This ideal family/holiday home has the added bonus of south-facing gardens. This home is for people who appreciate what modern thinking can do to boost their quality of life, in a simply stunning spot.

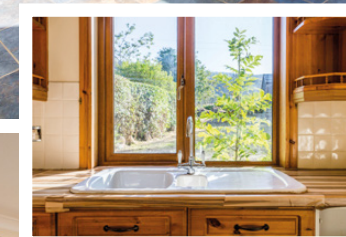
In more detail, the accommodation consists of a welcoming hallway with an understairs storage recess. Immediately impressive 'dual-aspect' lounge, which has a range of furniture configurations with a feature open fire. Four windows afford views towards Glenashdale forest and close-by woodland. The 'hub' of the home is the kitchen/dining/family room, which has been fitted to include a range of pine floor and wall mounted units with a worktop, providing a fashionable and efficient workspace. It further benefits from a range cooker (LPG) and has space for an upright fridge/freezer. There is ample room within this zone for a large dining table and/or comfy sofas for either more informal social gatherings or for simply grabbing a coffee or reading the Sunday papers. Views of the forest can be enjoyed and French doors beckon you from here onto the patio area and into the garden. The utility/boot room is located off the hallway, which is plumbed for a washing machine and tumble dryer. It is the perfect spot for storing wellingtons and jackets.



Lounge



Kitchen/Dining/Family Room





Bathroom



Bedroom 4/Family Room/Study



The family bathroom can also be accessed off the entrance hall and comprises a four-piece suite, with a separate shower cubicle.

A family room/study completes the ground floor accommodation and will be popular with all members of the family. This could also be used as a very comfortable fourth bedroom.

Master Bedroom



Bedroom 2



Bedroom 3



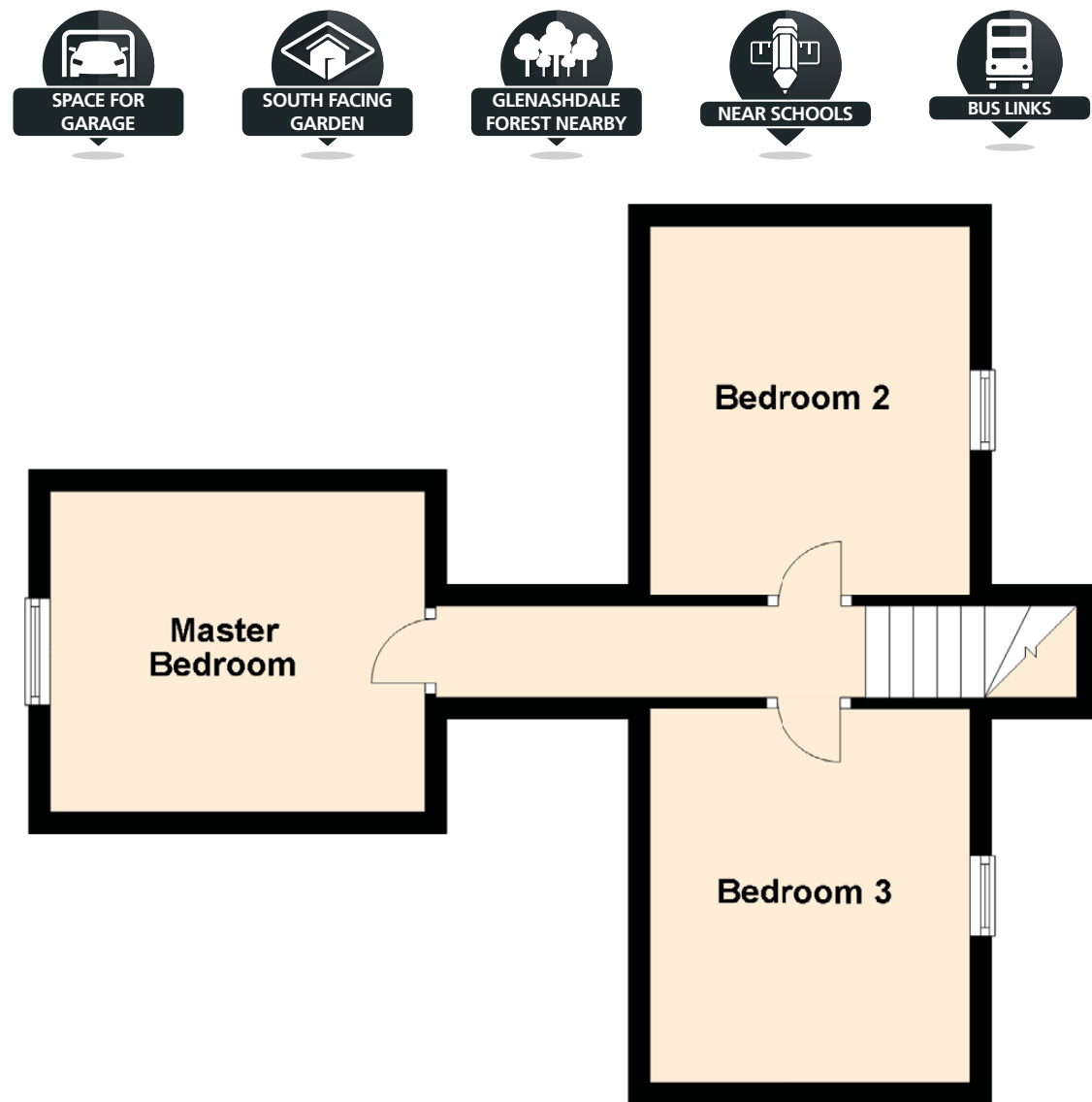
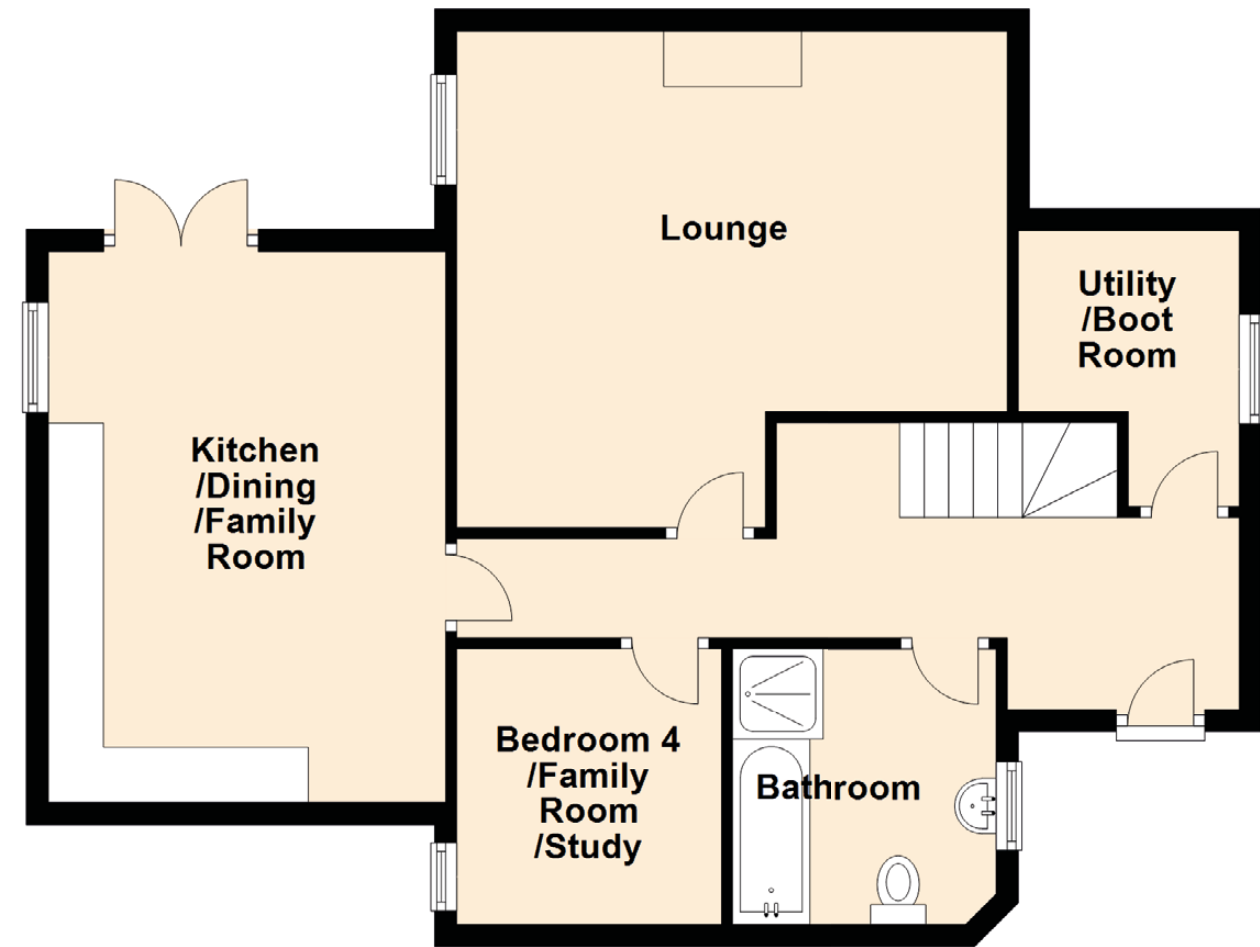
The first floor offers thoughtfully-planned accommodation. The bright and spacious master bedroom has the luxury of a window to the gable overlooking the gardens and beyond to the forest. The two further bedrooms both have plenty of space for additional free-standing furniture if required. A skylight provides additional light to the landing and overhead storage can be found as you rise the stairs.

For additional comfort, the property benefits from oil central heating and double glazing.

Externally, there is off-road parking for three vehicles alongside a large storage shed. There is ample room for the erection of a garage (STPP). The south-facing garden is thoughtfully designed, where you and your family can thrive and provides the ideal environment for children and/or pets. Long summer nights will undoubtedly be spent on the patio, enjoying the stunning backdrop of Glenashdale forest.

SPECIFICATIONS & DETAILS

Floor Plan, Dimensions & Map

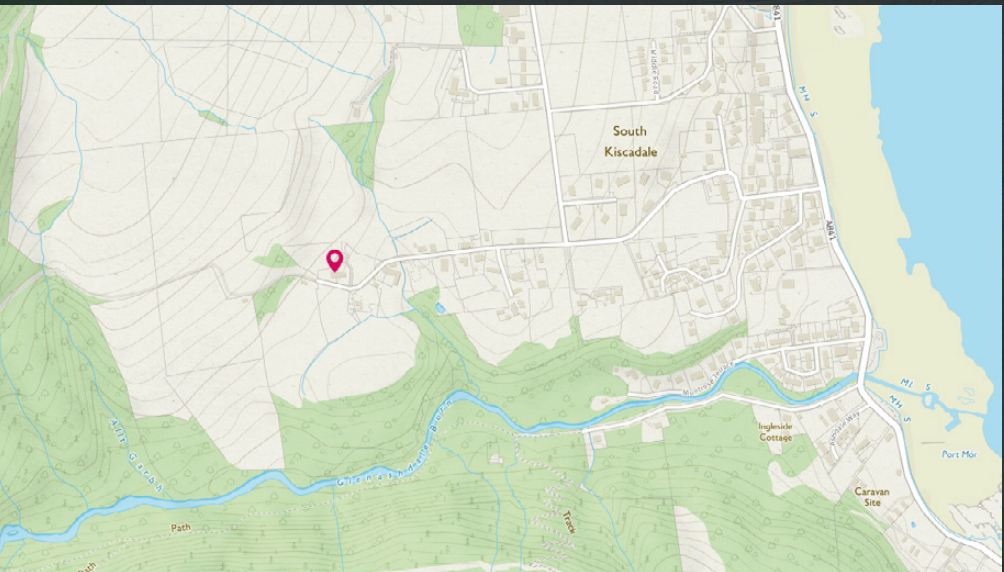


Approximate Dimensions (Taken from the widest point)

| | |
|-----------------------------|--------------------------------|
| Ground Floor | |
| Lounge | 5.00m (16'5") x 4.50m (14'9") |
| Kitchen/Dining/Family Room | 5.00m (16'5") x 3.60m (11'10") |
| Bedroom 4/Family Room/Study | 2.50m (8'2") x 2.40m (7'10") |
| Bathroom | 2.50m (8'2") x 2.40m (7'10") |
| Utility/Boot Room | 2.50m (8'2") x 2.00m (6'7") |

| | |
|----------------|-------------------------------|
| First Floor | |
| Master Bedroom | 3.50m (11'6") x 3.00m (9'10") |
| Bedroom 2 | 3.50m (11'6") x 3.00m (9'10") |
| Bedroom 3 | 3.50m (11'6") x 3.00m (9'10") |

Gross internal floor area (m²): 85m² | EPC Rating: D





SPACE FOR GARAGE



SOUTH FACING GARDEN



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