

VIEWBANK HOUSE

Golf Course Road Whiting Bay Isle of Arran KA27 8QT



WHITING BAY

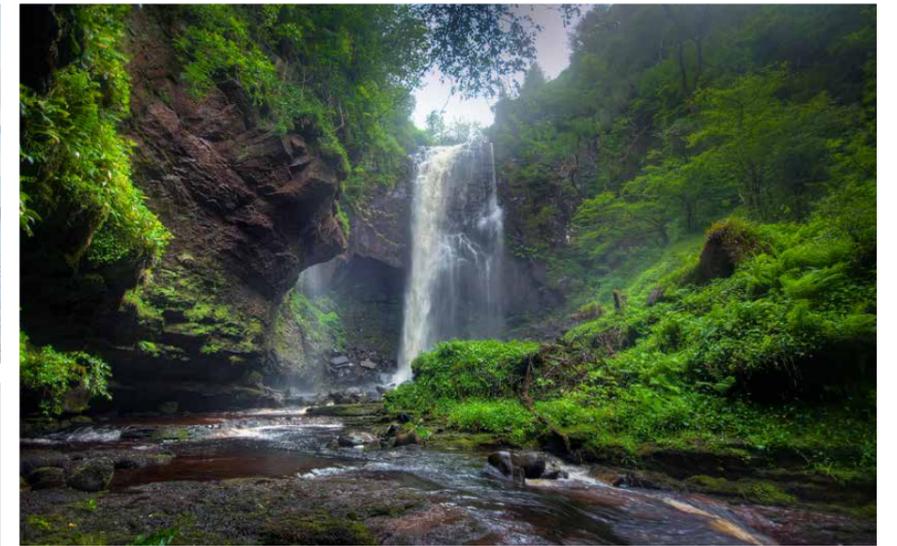


Of all Arran's villages, Whiting Bay seemed to attract the most "upmarket" clientele, and the result was a succession of fine villas being built along the landward side of the road running behind the bay. Meanwhile, a golf course was established in 1895, as were tennis courts, a bowling club, and a putting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

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 post office, pharmacy, two general food stores, two cafés, pub/restaurant, bar/bistro, hardware store/petrol garage, and eco community hub. There are also 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.

WHITING BAY



ARRAN



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 ‘Viewbank House’ ideally positioned for easy access to Whiting Bay Golf Club and Lamlash Golf Club.





McEwan Fraser Legal are delighted to be able to present to the market Viewbank Guest House located in the highly desirable area of Whiting Bay with stunning elevated sea views over the Firth of Clyde in an idyllic peaceful location above the picturesque village of Whiting Bay.

Currently, trading as a fully serviced six room guest house with scope for development within

the current set up' it is presented to the new owner as a turnkey operation which currently has a 4.5/5 Excellent rating on Trip advisor with 66 reviews and 9.4/10 "Wonderful" rating on Booking.Com with 100 reviews.



GUEST HOUSE



The property forms and occupies a large detached footprint with a carpark capable of holding up to 10 cars comfortably and was a 19th-century Victorian farmhouse that has been tastefully converted and extended into a traditional family run guest house, whilst retaining all its original character, charm and features; It has also been complemented with the addition of an attached property that could be used to bring in additional income as a separate rental opportunity or used as luxury owners accommodation, allowing the new owners to open up the current set up giving it the potential to increase the current room set up by up to 4 rooms.

Viewbank House is a truly unique opportunity within the market place with this combination of offerings which epitomises a rare quality of vibrancy, warmth, and style rarely experienced within this market.



GUEST HOUSE



All bedrooms benefit from toiletries, central heating, Wi-Fi, Freeview TV, hairdryer, tea and coffee facilities and are available with ample free car parking within the footprint giving added comfort to guests.

Accommodation consists of the following combinations, All 6 bedrooms: 4 of which are en-suite, and 1 on the ground floor for anyone with mobility difficulties, offer a varied combination of ranging from Singles, Twins, Doubles, with some interchangeable. Three of the rooms are sea facing and enjoy superb panoramic sea views across the Firth of Clyde to the Ayrshire coastline. Two bedrooms (1 single and 1 double - 3 people) share the facilities on the first floor landing, comprising of the main bathroom with bath, shower over, WC and washbasin, and there is an additional separate WC. Family Suite comprising of two linked rooms; a double and a single; ideal for a family of 3, and a deluxe single with en-suite facilities, writing desk and couch. As the owners have opted to scale down their operation in recent years, a further 2 bedrooms; one Single (Room 4), and a large double on the ground floor (Room 8) can be utilised within the guest house.



GUEST HOUSE



Guest House

Lounge	5.50m (18'1") x 4.50m (14'9")
Dining Area	5.50m (18'1") x 4.40m (14'5")
Bedroom 7	5.87m (19'3") x 3.80m (12'6")
Bedroom 1	3.60m (11'10") x 3.50m (11'6")
En-suite	1.80m (5'11") x 1.40m (4'7")
Bathroom	1.90m (6'3") x 1.80m (5'11")
Bedroom 2	3.00m (9'10") x 2.20m (7'3")
Bedroom 3	4.20m (13'9") x 2.80m (9'2")
En-suite	1.53m (5') x 1.50m (4'11")
Bedroom 4	2.50m (8'2") x 2.30m (7'7")
Bedroom 5	3.30m (10'10") x 3.00m (9'10")
Bedroom 6	4.30m (14'1") x 3.31m (10'10")
En-suite	2.20m (7'3") x 1.30m (4'3")
Bedroom 8	4.00m (13'1") x 3.10m (10'2")
En-suite	2.70m (8'10") x 1.30m (4'3")

OWNERS ACCOMMODATION



OWNERS ACCOMMODATION



Owners Accommodation

Living Room	9.20m (30'2") x 3.80m (12'5")
Kitchen	5.60m (18'4") x 3.50m (11'6")
Laundry Room	4.10m (13'5") x 3.00m (9'10")
Bedroom 1	3.10m (10'2") x 0.00m (0")
Bathroom	2.90m (9'6") x 2.20m (7'3")
En-suite	2.30m (7'7") x 0.95m (3'1")
Bedroom 2	4.20m (13'9") x 3.20m (10'6")
Office	2.70m (8'10") x 2.30m (7'7")

VIEWBANK COTTAGE



VIEWBANK COTTAGE



Viewbank Cottage

Bedroom 2	3.10m (10'2") x 3.10m (10'2")
Bathroom	2.50m (8'2") x 1.80m (5'11")
Open Plan Living	6.40m (21') x 4.91m (16'1")
Master Bedroom	4.10m (13'5") x 3.80m (12'6")
En-suite	2.50m (8'2") x 1.70m (5'7")



THE CARAVAN



From its elevated position over Whiting Bay, it enjoys superb panoramic views across the Firth of Clyde and Holy Isle to the Ayrshire coastline taking in both Troon and Turnberry on a clear day. A short stroll of less than half a mile brings you to the beach and the main village of Whiting Bay, with its varied facilities and shops including Art Gallery, Post Office, Village Store, DIY store & Garage, Pharmacy, Pub, local Cafes, and Bistro. The village is also well served by the island bus routes, and we are just a short walk up the hill from the drop off point.

There is also a fully serviced static caravan on site that could be used for additional occupancy if required.

Tenure: Freehold

Services: Electric, telephone, broadband, and water mains serviced oil fired heating.

EPC Rating: TBC

Extras (Included in the sale): To be discussed on formal offer. Accounts available following a formal viewing.

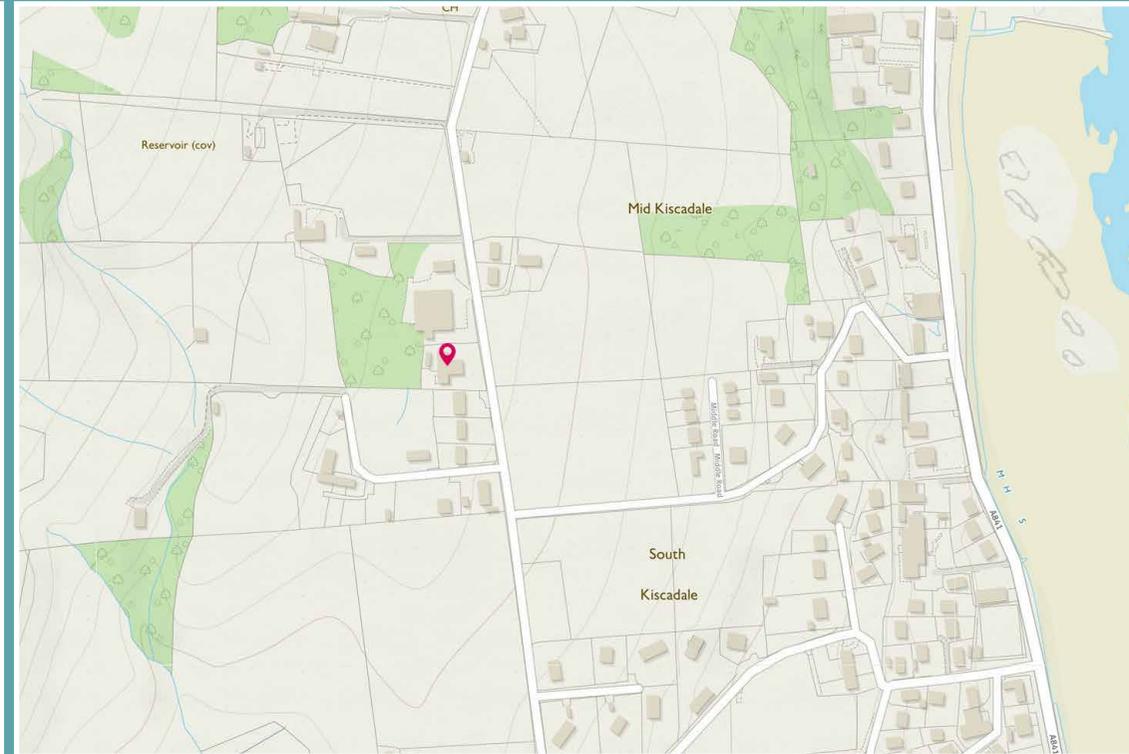
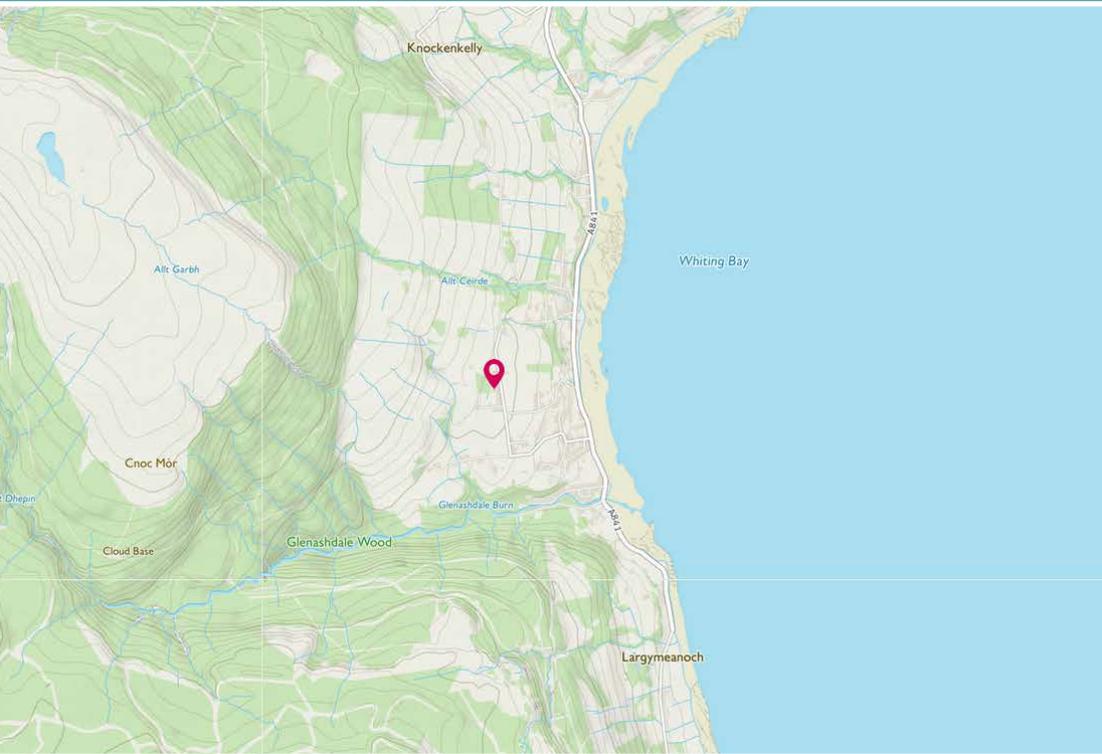
For more information on the business, please visit- <https://www.viewbank-arran.co.uk/about.php>



THE VIEWS



THE LOCATION




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**Part
 Exchange
 Available**

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