




McEwan Fraser Legal
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Woodburne, Shore Road

WHITING BAY, ISLE OF ARRAN, NORTH AYRSHIRE, KA27 8PZ



The village of 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. A large children's play area and sports field are two minutes from the house. This stunning spot is a bird watcher's paradise, with swans and other birds thronging the shore. They stay all winter. It all started with one person feeding a swan, which has subsequently become a regular hobby for the locals and, now 4 or 5 generations of swans stay and enjoy the hospitality of Whiting Bay.

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 'Woodburne' ideally positioned for easy access to Whiting Bay Golf Club and Lamlash Golf Club.



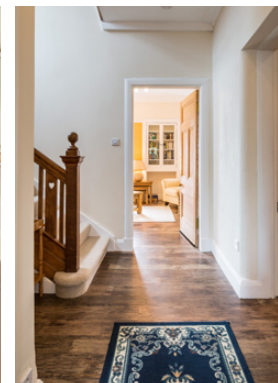


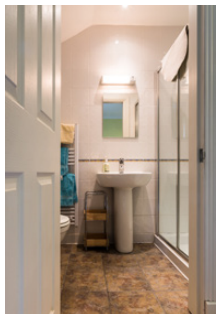
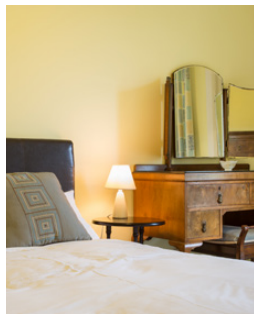
WOODBURNE SHORE ROAD

Part Exchange available. We are delighted to bring to the market 'Woodburne', a fantastic four bedroom home with views that will simply take your breath away. This beautifully presented villa is a particularly picturesque example of contemporary living, you can't help but be utterly bewitched by this creation of what modern living in Scotland is all about. The perfect marriage of modern splendour and quality fixtures & fittings throughout; all fall under the spell. Split over two levels, the property provides extensive accommodation. Stepping through the main entrance, the welcoming hallway that leads to the rest of the apartments on this level sets the tone for the rest of this beautiful property. The open-plan lounge come dining room has a wealth of modern charm and has a real 'cosy' feel to it with the feature fire and surround as its focal point and also boasts a beautiful outlook, this room is the perfect place to unwind after a hard day. The dining area is often used for hosting dinner parties, giving you the chance to impress your guests with your culinary skills, it's easy to imagine the fabulous evenings and good company the magnificent space has played host to.

The breakfasting kitchen has been professionally fitted to include a quality range of floor and wall mounted units with a striking work surface, creating a fashionable and efficient work-space. It includes integrated dishwasher and fridge/freezer. The breakfast area is popular with all members of the family, especially when mum's breakfast is on the go. An impressive shower room completes the accommodation on this level. Journeying to the first-floor level, the crisp and contemporary styling continues into the four bright and airy well-proportioned bedrooms, one of which is complemented with an en-suite. All of the bedrooms boast a beautiful outlook either overlooking the sea or the playing fields.

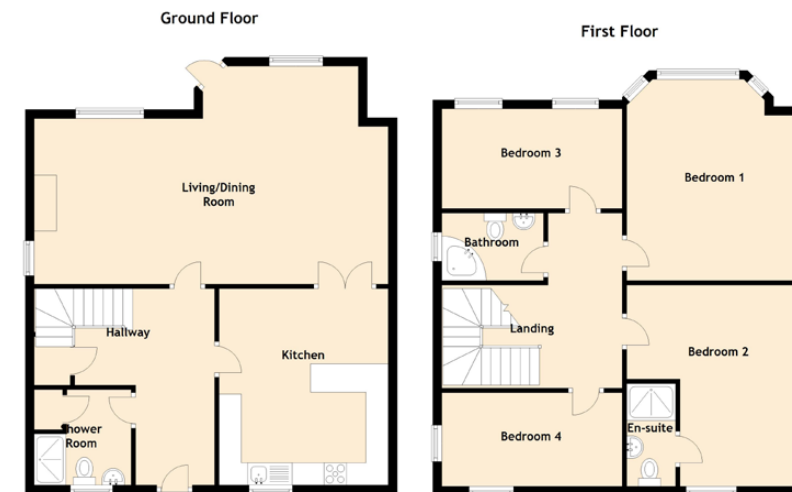
A family bathroom suite completes the impressive accommodation internally. The garden grounds and views are undoubtedly the heart of this grand home. Generous grounds synonymous with the luxury inside complete this tranquil home. A driveway also provides off-road parking for a number of vehicles. The garden grounds are a sheer delight, especially in the summer months. You are spoiled for choice whether you want to relax in the garden or lie on the sandy beach, which is accessed from a gate in the garden. Double glazing and electric heating is provided throughout to create a warm, yet cost-effective way of living all year round.





SPECIFICATIONS

FLOOR PLAN & LOCATION



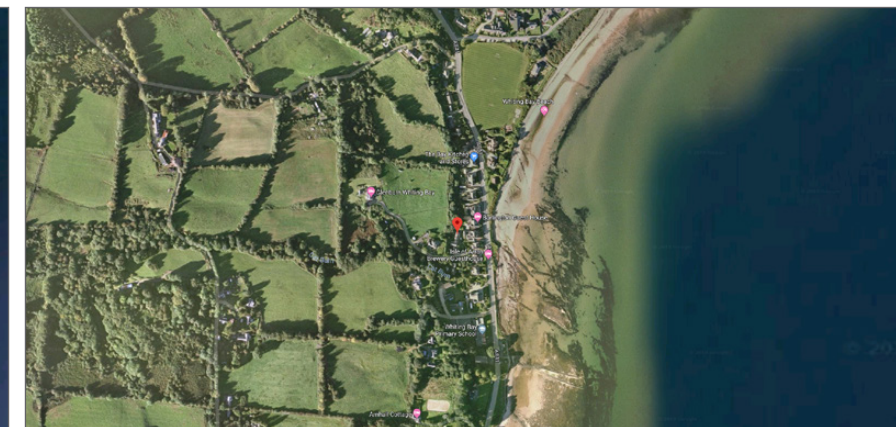
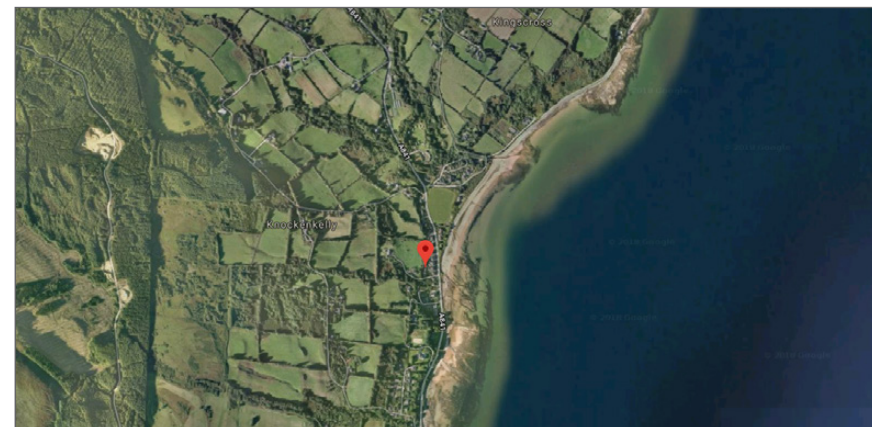
Approximate Dimensions
(Taken from the widest point)

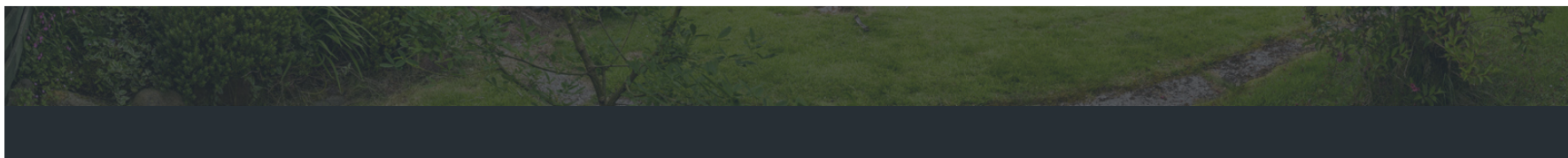
Living/Dining Room	7.80m (25'7") x 4.60m (15'1")
Kitchen	4.40m (14'5") x 3.80m (12'6")
Bedroom 1	4.51m (14'10") x 3.90m (12'10")
Bedroom 2	4.50m (14'9") x 3.90m (12'10")
En-suite	2.30m (7'7") x 1.10m (3'7")
Bedroom 3	3.90m (12'10") x 2.40m (7'10")
Bedroom 4	3.60m (11'10") x 2.10m (6'11")
Bathroom	2.40m (7'10") x 1.60m (5'3")
Shower Room	2.18m (7'2") x 2.14m (7')

Gross internal floor area (m²) : 144m²

EPC Rating : E

Extras (Included in the sale) : Carpers and floor coverings, light fixtures and fittings, curtains and blinds.





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Part
Exchange
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