



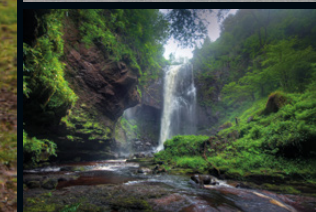

McEwan Fraser Legal

Solicitors & Estate Agents

01292 430 555

15 Silverhill Chalets

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



WHITING BAY

ISLE OF ARRAN, NORTH AYRSHIRE, KA27 8QR

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

15 SILVERHILL CHALETS

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

We are delighted to present to the open market a well-maintained, two-bedroom timber chalet, in a very popular residential location close to Whiting Bay village centre, sitting in an elevated position. A perfect holiday retreat or investment property, which has an "all year round" residency option. The Chalet provides comfortable accommodation on one level and sits on a good-sized and mature plot, backing onto open fields.

Accommodation on offer briefly consists of a sun lounge with access to an internal hallway, lounge/diner, fitted kitchen, two bedrooms and a shower room. Established gardens to front and rear with a feature patio. Parking is available to the front aspect. The chalet benefits from partial double glazing and electric heating and could easily be reconfigured to alter the internal layout (STPP).

In more detail, the accommodation comprises:

Sun Lounge/Vestibule: Views to front aspect. Access to Hallway and Lounge/Diner

Entrance Hall: Hatch to loft space

Lounge/Diner: Light and airy with windows to three sides. Free-standing Cast Iron Stove. Carpeted floor. Access to sun lounge.

Kitchen: Range of wall and base units, sink unit incorporating single drainer stainless steel sink. Window to rear. Cooker, washing machine and fridge to remain. Serving hatch to lounge/diner.

Bedroom 1: Window to front. Storage facility. Carpeted floor.

Bedroom 2: Window to the rear. Storage facility. Carpeted floor.

Shower Room: Three-piece suite

Services: Connected to water supply and electricity.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Sun Lounge/Vestibule	6.90m (22'8") x 1.10m (3'7")
Lounge/Diner	3.50m (11'6") x 3.50m (11'6")
Kitchen	2.60m (8'6") x 1.60m (5'3")
Bedroom 1	2.70m (8'10") x 2.30m (7'7")
Bedroom 2	2.70m (8'10") x 2.30m (7'7")
Shower Room	2.40m (7'10") x 1.60m (5'3")

Gross internal floor area (m²): 49m² | EPC Rating: F

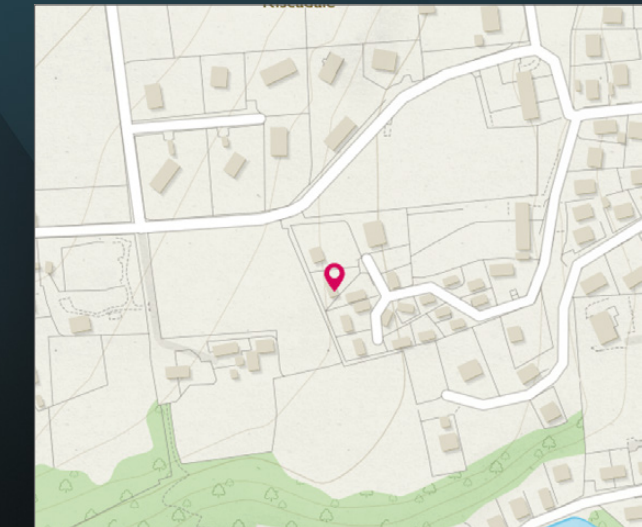


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McEwan Fraser Legal

Solicitors & Estate Agents

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

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ANDY SURRIDGE
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ALLY CLARK
Designer