

ORCHARD CORNER



Whiting Bay, Isle of Arran, North Ayrshire, KA27 8QH



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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, café/bar, restaurant, bistro, hardware store, Bay Stores 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 & Lagg Distillery and Brodick Castle. There are seven golf courses on the island with 'Orchard Corner' ideally positioned for easy access to Whiting Bay Golf Club and Lamlash Golf Club.





'Orchard Corner' is beautifully located in an elevated position but, at the same time, a fun and functional place in which to live life to the full and to enjoy with friends and family. This is a very adaptable, three/four bedroom, detached villa, quietly positioned in this highly desirable location and offering outstanding views towards the Firth of Clyde and the Holy Isle. This ideal family/holiday home is within a short stroll of the village. When this property was designed and constructed, around 1997, by the current owner, they used fittings and finishes to create a house with an open, free-flowing approach to internal space that ensures this home combines liveability with elegance. Once inside, 'Orchard Corner' offers versatile family accommodation, formed over two substantial levels, with the secondary lounge on the upper floor - to take in the breathtaking views!





The property comprises of a vestibule with a storage cupboard that opens into the entrance hall, which benefits from a further two storage cupboards. The 'hub' of the home is the magnificent open-plan kitchen, which extends into the living space, ensuring that the chef is never far away from the party. The kitchen has been fitted to include a good range of floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace that extends into an ingenious breakfast bar. It further benefits from an integrated oven, hob, extractor hood and has space for an upright fridge/freezer and dishwasher – meaning it's equipped for convenience and functionality. The twin set of patio doors in the living zone make the most of the natural light and offers

spectacular views of the Firth of Clyde. Opening onto the decking in the front garden, this is a stunning spot to spend a summer's evening entertaining! There is ample space for a dining table and chairs for more informal dining with friends and family and a further focal point of the room is the feature fireplace (Not working).

The lower ground floor level offers thoughtfully-planned sleeping accommodation. There are two, double bedrooms with windows to the rear aspect. Both of these rooms are very adaptable and could easily be used as a family room or home office. Both rooms have sole usage of the family bathroom on this level.





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Access to upper 'dual-aspect' lounge is via a staircase from the entrance hall, and it is the perfect spot for entertaining and relaxing - the glazing in this zone makes the most of the natural light to create a modern and contemporary ambience and the feature balcony offers outstanding views of the ever-changing waters. This room has previously been used as a spectacular bedroom. The choice is yours. The master bedroom is the last word in sophistication, with a picture window offering tremendous views of the blue skies. This room further benefits from a 4-piece en-suite bathroom.

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







Externally, there is a driveway, providing off-road parking for two vehicles, which leads to an attached single garage (with power and light). The garage benefits from a utility area with plumbing for a washing machine and tumble dryer and has space for hanging coats and storing wellingtons. A personal door opens into the vestibule. The rear garden is thoughtfully designed, where you and your family can thrive and provides the ideal, safe, secure environment for children and/or pets. Long summer nights will undoubtedly be spent on the feature decking, enjoying the stunning outlook!

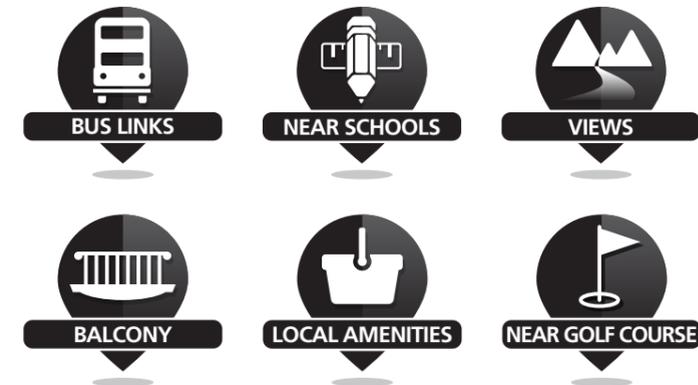


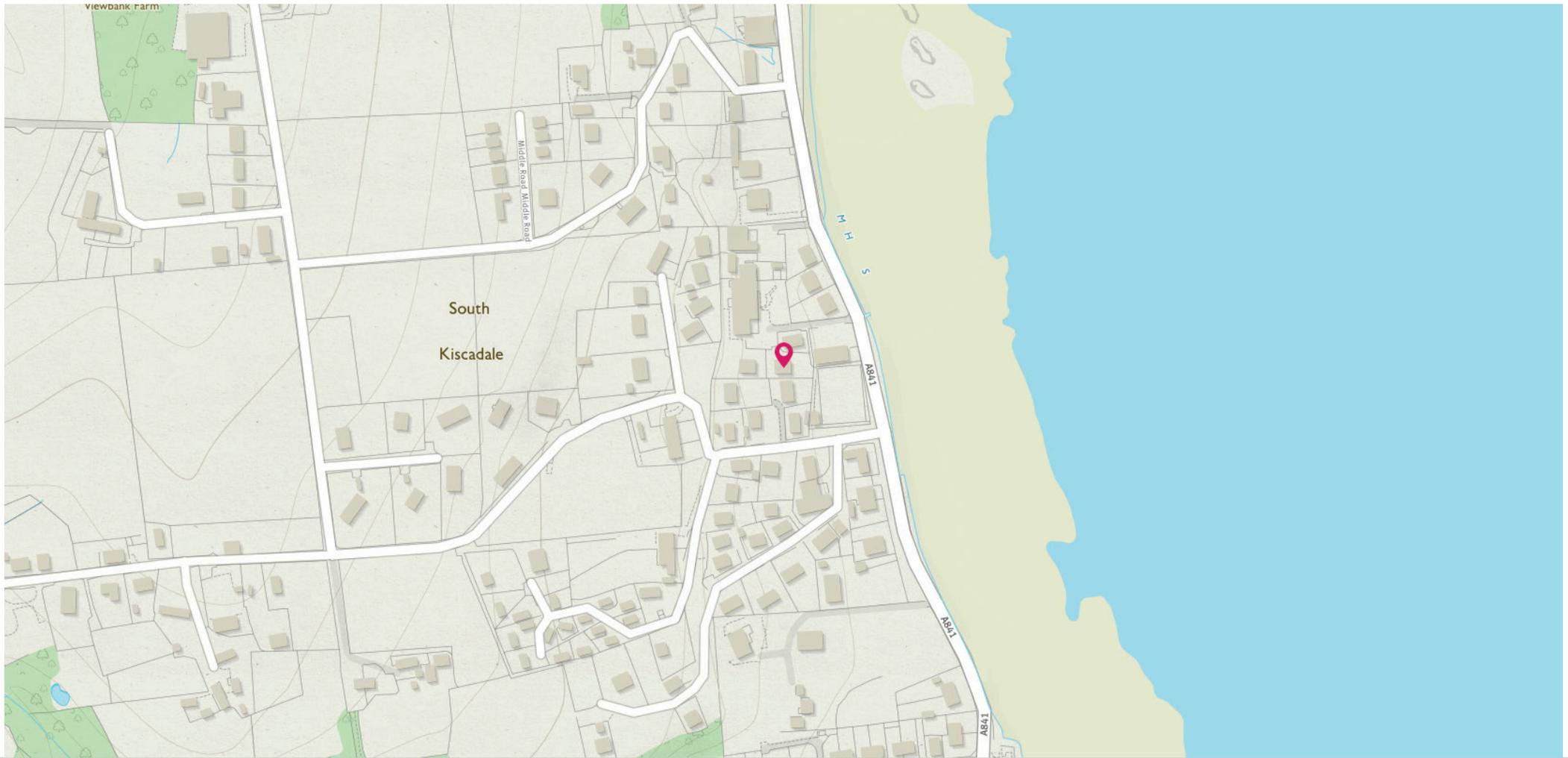
Approximate Dimensions
(Taken from the widest point)

Open Plan Living	6.90m (22'8") x 5.70m (18'8")
Bedroom 2	3.60m (11'10") x 3.30m (10'10")
Bedroom 3	3.30m (10'10") x 3.20m (10'6")
Bathroom	2.30m (7'7") x 2.10m (6'11")
Garage/Utility	4.80m (15'9") x 4.80m (15'9")
Upper Lounge/Bedroom 4	5.80m (19') x 4.48m (14'8")
Master Bedroom	4.50m (14'9") x 3.40m (11'2")
En-suite	3.00m (9'10") x 1.60m (5'3")

Gross internal floor area (m²): 135m²

EPC Rating: E





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