



Morven,
Auchencairn,
Whiting Bay,
KA27 8RQ



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

3 Bed
Detached Cottage
located in Auchencairn
by Whiting Bay



UNDER OFFER

Nestled in the charming settlement of Auchencairn, in Whiting Bay, this delightful detached cottage presents a unique opportunity for those seeking a peaceful retreat with stunning rural and sea views. The property has a versatile layout, featuring two spacious reception rooms and three well-proportioned bedrooms, making it ideal for families or those looking for extra space.

While the cottage requires modernisation and refurbishment, it offers a blank canvas for potential buyers to create their dream home. The good-sized gardens provide ample outdoor space for relaxation and enjoyment, complemented by off-road parking and a modern garage/workshop, perfect for hobbyists or just for additional storage.

Situated in a tranquil location, this property is conveniently close to village amenities, ensuring that essential services and local shops are within easy reach. The combination of serene surroundings and proximity to community facilities makes this cottage an attractive prospect for anyone looking to embrace a quieter lifestyle while still enjoying the benefits of village living.

With its picturesque setting and potential for transformation, this cottage is a rare find in the market. Do not miss the chance to explore the possibilities that await in this lovely home.

MORVEN

Kitchen

11'5" x 8'10"

To the rear of the property a stable door leads directly into the spacious, bright kitchen with pale base and wall units and green worktop. There is a doorway through to the dining room.

Dining room

10'2" x 8'9"

The dining room has dual aspect windows and is a perfect place to entertain guests.

From here, a small step up leads to the comfortable lounge.

Lounge

10'10" x 16'9"

The lounge area has a window to the front and wide patio doors with a southerly aspect enjoying the panoramic views across the fields towards the sea and the Firth of Clyde beyond.

On the granite tiled hearth is an electric stove, where once there was a multi-fuel stove. This is a lovely bright room!

Hallway

9'4" x 3'6"

The hallway gives access to the front porch which has space for outdoor wear. There is a window to the front and glazed external door.

A winding staircase leads to the top hall with roof window and storage cupboard.

Bedroom 1

9'3" x 12'8"

Ground floor spacious double bedroom with two deep walk-in cupboards, with a further recessed cupboard to the rear and window to the rear garden.

Bathroom

5'4" x 10'2"

The fully tiled bathroom is fitted with vanity unit and matching w.c. with a corner bath with electric shower over.

Bedroom 2

9'7" x 12'7" overall

Good size double bedroom with large dormer window taking in the wonderful views.

Bedroom 3

9'11" x 12'10" overall

Good size double bedroom with large dormer window taking in the wonderful views as well as a charming small gable window with views towards the sea.

Garden

The large, slightly sloping garden is securely bounded with hedging and fencing. It is mainly laid to lawn with a profusion of colourful flowering shrubs and plants. There is a gravel driveway and off road parking / turning leading to a modern, brick built garage with an up-and-over door. Appended to the side of the Morven a small external garden toilet and wonderful patio seating area to the side taking in the southerly aspect and views across Whiting Bay and beyond to the Firth and Clyde.

Council tax

Morven is banded 'D' for council tax, paying £1987.79 including water charges in 2026/27.

Services

The property is connected to mains electricity and mains water, drainage is to a septic tank located within the garden. Central heating is by the oil fired boiler heating radiators throughout, supplemented by the electric stove within the fireplace in the lounge. The chimney and a multifuel stove could be re-instated if required.



A little more information

Built approximately 100 years ago, Morven enjoys a very attractive elevated location at the small settlement of Auchencairn and was once the village shop. It is roughly one mile from Whiting Bay where local amenities include shops, pub and restaurants, the playing field at Sandbraes as well as a bowling green and an 18 hole golf course. Whiting Bay has its own primary school, the secondary school being at Lamlash to which pupils are transported to daily by bus.

The Isle of Arran is a place where you can find a little bit of everything you could ever want from a Scottish island; an ever-changing coastline, dramatic mountain peaks, sheltered beaches, verdant forests, great cultural festivals and a wealth of tasty local produce.

What3words///

Every 3 metre square of the world has been given a unique combination of three words.

Used for navigation, here are the words for this property:
What3words///magnets.birdcage.swells

Floor Plan

Floor plan is not to scale and is to be used for guidance only.
Room sizes are approximate.

Viewings by appointment

Please note that viewings are strictly by appointment.
The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be set. These particulars are believed to be correct but their accuracy is not guaranteed and they should not form or constitute any part of any contract.

Cal Mac travel details

If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.

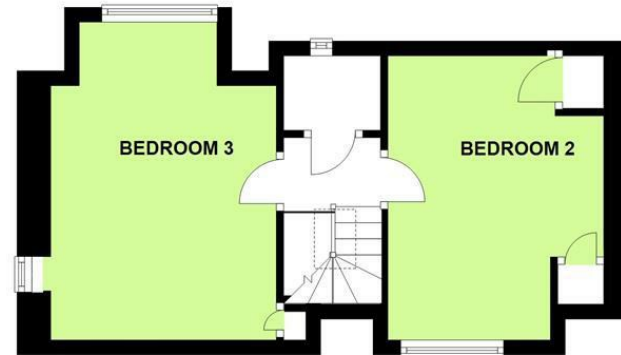
Caledonian MacBrayne Tel: 01770 460 361 www.calmac.co.uk



MORVEN GROUND FLOOR



MORVEN FIRST FLOOR



TOTAL AREA: APPROX. 80.1 SQ. METRES (862.0 SQ. FEET)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	58
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

DIRECTIONS

From Brodick Pier turn left and proceed through Lamlash to Whiting Bay. On approaching the village, turn right up the narrow road marked Auchencairn and proceed for approximately 500 metres where Morven is located on the left hand side.

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