



3, Montrose
Terrace,
Whiting Bay,
Isle of Arran,
KA27 8QN



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

4 Bed
Semi-Detached Villa
including 1 Bed Annexe
located in Whiting Bay



Located in the popular and vibrant village of Whiting Bay on the picturesque Isle of Arran, this beautifully presented, 3 Montrose terrace is a semi-detached villa offering a delightful blend of comfort and convenience. The property boasts four well-proportioned bedrooms, including the self-contained linked annex.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is designed for modern living, ensuring that every corner of the home feels spacious and welcoming. The property is in walk-in condition, allowing you to settle in without the need for immediate renovations.

The low-maintenance beautifully landscaped gardens surrounding the home offer a tranquil outdoor space, perfect for enjoying the fresh air or hosting summer gatherings enjoying the wonderful views and south facing aspect. Additionally, off-road parking is available, providing convenience for residents and visitors alike.

One of the standout features of this property is the additional self contained apartment - making it an ideal choice for multi generational families or those seeking private space for guests or rental opportunities. The location is equally appealing, with local amenities, a bus stop and the beautiful beach just a short stroll away, allowing you to fully embrace the coastal and village lifestyle.

In summary, this semi-detached house at 3 Montrose Terrace is a rare find, combining modern comforts with a prime location. Whether you are looking for a family home or a holiday retreat, this property is sure to impress.

Entrance Vestibule

6'6" x 3'1"

Handy entrance vestibule with cupboards for perfect for storing outside clothes.

Hall with under stair cupboard

6'2" x 12'7"

A spacious hallway accessing all the accommodation within and a good sized cupboard which also houses the boiler.

Bathroom

6'7" x 7'7"

Light and airy bathroom partially tiled with shower over bath and decorated in complementary botanical colours.

Lounge

12'2" x 14'0"

Large family lounge with a picture window to the front and a Eco22 wood burning stove ideal for those winter nights in.

Bedroom 1

12'8" x 9'4"

A good size ground floor double bedroom with built in wardrobes and window to the side.

Dining Area

13'3" x 8'11"

The well thought out dining area is accessed via a door to the rear of the lounge and opens through to the kitchen, combining cooking with family time.

Kitchen

13'3" x 9'8"

The kitchen, to the rear of the villa merges from the dining area seamlessly. Beautifully designed for anyone to enjoy cooking with plenty of worktop, wall and base cupboards, an eye level built in oven and grill, integrated electric ceramic hob, dishwasher and washing machine, fridge and freezer?

The kitchen area has a door and window out to the rear gardens.

Upper Floor- Bedroom 2

12'5" x 15'5"

A good sized front facing double bedroom with built in wardrobes.

Bedroom 3

13'6" x 9'1"

A double bedroom with a window to the side.

Upper Hall Cupboard

3'8" x 12'7"

A a useful spacious cupboard stretching the length of the stairwell.

Second Floor - Attic Room

8'7" x 26'4" overall

A perfect addition to this family home, with a fixed staircase and roof window. A space to take time to read a book or listen to music and work from home.

Annex - Open Plan Living / Kitchen

10'1" x 19'4" overall

A connecting door from the main house dining room leads you into this beautifully presented self contained annex. The open plan living/kitchen provides comfort and facilities for at least two people with a window and door out to the rear gardens.

Bedroom

10'6" x 8'0"

A good sized ground floor double bedroom with window to the rear gardens and built in wardrobes.

Shower Room

5'3" x 6'5"

A good sized tiled shower room with a frosted window to side and fitted with an electric shower.



Entrance

6'5" x6'5"

The annex has it's own front door to the side of the house and inner hallway where there is plenty of room for storing outdoor gear.

Garden

3 Montrose terrace enjoys substantial grounds, that are relatively flat and bounded by fencing.

To the front the south facing gardens are mostly laid to gravel with off road parking and turning to several cars and bordered with flower beds.

To the rear of the property the garden is enclosed securely by fencing with raised flower beds, lawn area and lovely paviour patio area to enjoy the view towards the sea and Holy Isle as well as the afternoon sun. There is a substantial timber shed with power and log stores. courtyard which benefits from the sun in the afternoon and evening.

Services

3 Montrose Terrace is connected to mains electricity, water and drainage. Central heating and hot water for the house is by the oil fired boiler located in the under stair cupboard supplying radiators throughout the main house. . Solar PV panels off set and supplement the electricity use and benefit from a feed in tariff. The Eco 22 wood burning stove in the lounge provides additional heat. The annex hot water and heating is via electric with it's own supply and meter, supplemented by the Eco 22 within the open plan living area.

Council Tax

3 Montrose Terrace is band 'C' for council tax with North Ayrshire Council, paying £1914.80 including water and waste water in 2025/26.





3 Montrose Terrace, Whiting Bay, Isle of Arran, KA27 8QN

A little more information

3 Montrose Terrace is located in the heart of Whiting Bay it is just a short distance to the centre of the village with its beautiful sandy beach as well as easy access to the many forestry and country walks nearby at the picturesque Glenashdale and Fairy Glen. Whiting Bay is a bustling and friendly community with a large village hall hosting lots of events, local pub, restaurants, excellent shops which includes a post office and a chemist, an 18-hole golf course, bowling green and a doctors surgery. There is a village primary school with Early Years Classes being at Arran High School, Lamlash just 3 miles to the north. Pupils attending Arran High School are transported by bus daily.

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:///geology.porridge.monkey

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.

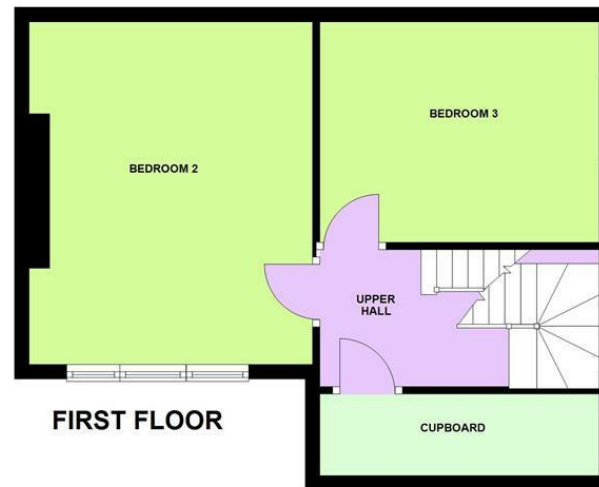
The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be 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

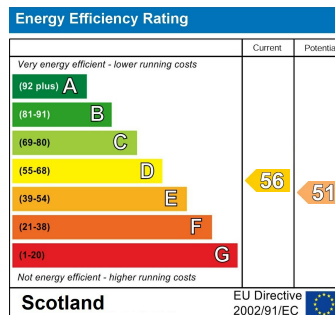
If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.

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





TOTAL AREA: APPROX. 171.4 SQ. METRES (1844.4 SQ. FEET)



DIRECTIONS

From Brodick Pier turn left and proceed through Lamlash to Whiting Bay. Travel through the village and at the southerly end of the village turn right into Montrose Terrace no. 3 is on the right-hand side.
What3words:///geology.porridge.monk/

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