



Grenrof,  
Whiting Bay,  
Isle of Arran,  
KA27 8QL



**Arran**  
ESTATE AGENTS   
ISLAND OWNED & RUN SINCE 1990



2 Bed  
Detached Bungalow  
located in Whiting Bay



Grenrof is in the centre of in the vibrant and friendly village of Whiting Bay; this delightful bungalow offers a perfect blend of comfort and style. Spanning an impressive 1,160 square feet, the property boasts stylish décor and presentation that is sure to impress.

Inside, you will find two spacious and flexible reception rooms, providing ample space for relaxation and entertaining. The two double bedrooms are generously sized, ensuring a restful retreat at the end of the day. The generously proportioned bathroom adds to the convenience of this lovely home.

The garden offers a sunny rear patio as well as generous lawned gardens wrapping around the property - all fully enclosed for the security of your pets and young family alike.

Being centrally located in the village, you will have easy access to local amenities, shops, and the picturesque surroundings that Whiting Bay has to offer.

Whether you are looking to downsize or for a first foothold on the island, this property is a wonderful opportunity to embrace village life in a beautifully presented home.

#### Hallway

A bright welcoming hallway accessed via the partially glazed front door.

#### Lounge / snug / dining

13'6" x 17'7" (overall)

The L-shaped lounge is both functional and flexible. The current owners have created a cosy lounge with a delightful and tranquil reading nook to the rear.

A feature fireplace with living flame fire adds a focal point to this triple aspect room.

#### Kitchen

12'9" x 9'4"

To the rear, with a door leading to the sunny patio area, this fully fitted kitchen enjoys integrated gas hob, electric oven and space for a washing machine.

#### Bathroom

8'5" x 8'10"

A wonderfully generous bathroom with corner bath and separate shower stall - twin frosted windows provide the room with plenty of natural light.

#### Bedroom One

14'0" x 14'2"

To the front of the home, this generously proportioned double bedroom enjoys ample built-in storage and a wonderful sea view.

#### Bedroom Two

12'3" x 11'0"

A second good sized double bedroom, with window to the side and overlooking the enclosed garden, also benefits from built-in storage.

#### Garden

Grenrof enjoys substantial grounds, with a generous lawn to the front and wrapping around the side of the house - it is bordered with a variety of low maintenance small trees and flowering shrubs.

To the rear of the property is an enclosed courtyard which benefits from the sun in the afternoon and evening.

The property benefits from newly installed timber fencing making the property secure for pets and young children. Additionally there is a timber shed and bin store to the rear as well as off-road parking for two vehicles.

#### Services

Grenrof is connected to mains electricity, water and drainage. The bungalow has wall mounted electric heaters and supplemented by the feature gas effect fire in the lounge.

#### Floor Plan

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

#### A little more information

Grenrof is located in Whiting Bay, on of Arran's most popular villages to live in.

The Isle of Arran is a place where you can find a little bit of everything you'd 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. With excellent leisure facilities around the island including tennis and bowling facilities, as well as seven golf courses.

Whiting Bay has a primary school and the secondary school is located in Lamlash to which pupils travel daily by bus, there is an early years class located in Lamlash.

### 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](http://www.calmac.co.uk)



### 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///arranges.gladiators.running



## DIRECTIONS

From Brodick Pier turn left and proceed through Lamlash to Whiting Bay. Travel through the village and on passing the bowling green on the right turn right up Grieves Road (known locally as Golf Course Road) and travel for approx. 100 metres where Grenrof is located on the right hand side.

## CONTACT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	47	80
EU Directive 2002/91/EC		
Scotland		

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