Shore Cottage,
Largiebeg,
Whiting Bay,
Isle Of Arran,
KA27 8RL

Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

2 Bed Cottage located in Whiting Bay

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Nestled in the picturesque cliff side with a shore frontage at Largiebeg Point on the outskirts of Whiting Bay on the enchanting Isle of Arran, this charming cottage presents a unique opportunity and location for those seeking a serene retreat by the sea. With its rare shorefront location, Shore Cottage offers breathtaking panoramic views across the Firth of Clyde to the Ayrshire coastline, Holy Isle, Ailsa Craig and beyond. The soothing sounds of the waves and hidden location make it an ideal bolt hole for nature lovers and those wishing to escape the hustle and bustle of everyday life, yet being close to the amenities of Whiting Bay and neighbours.

The cottage boasts a significant foot print and therefore scope for further development and refurbishment for a spacious home, providing ample accommodation for families or guests.
Currently the accommodation comprises of a cosy sitting room, kitchen, shower room, two double bedrooms and two attic rooms. While the property does require refurbishment, it is brimming with traditional features that can be beautifully restored to enhance its character and charm.

The exclusive location means that Shore Cottage can only be accessed on foot, adding to the the allure of this wonderful property. It is a rare find indeed, offering a blend of traditional charm and all set in a breathtaking location. With a little love and attention, this place really does have the potential to become a truly remarkable home or retreat.

Entrance Utility Porch
3'4" x 6'3"
Handy utility porch with plumbing for a washing machine and a sink, with dual aspect windows looking out across the shoreline. There is plenty of space for storing outdoor gear. The porch opens through to a small hallway with the fixed loft stairs up to the attic rooms and landing.

Sitting Room
13'1" x 14'10" overall
This cosy and homely sociable room is to the front of the cottage, taking in the breathtaking views across the Firth of Clyde towards the Ayrshire coastline, with a cosy focal point of an open fire. The perfect spot for sitting watching the seasons of the shoreline unfold.

Bedroom 1
8'9" x 10'10"
Off the sitting room a good sized ground floor double bedroom, with window to the side across the coastline

Kitchen
11'3" x 11'8"
Doors open through to the kitchen of the sitting room into the spacious kitchen with room for a large dining table to the rear of the cottage. There is door out to the rear garden space and the feature of an open fire, currently inset with freestanding gas fire.
The kitchen is fitted with wall and base units, electirc hob and oven and has space for a free standing fridge freezer.

Bedroom 2
7'10" x 11'5"
Another good sized double bedroom to the rear of the property, with dual aspect windows to the side and rear.

Shower Room
8'3" x 3'10"
Ground floor shower room to the front of the cottage with frosted window to the front. It is fitted with a white suite and partially tiled with an good size enclosed electric shower cubicle.

Upper Hallway
The steep loft stairs lead up to a small hallway, with small under eaves cupboard, opening into the attic rooms.

Attic Room 1
8'5" x 13'5" overall
With roof window to the front

Attic Room 2
9'9" x 13'5" overall
With roof window to the front.

Garden
Nestled within the natural geology of Largiebeg point, Shore Cottage enjoys substantial grounds expanding to approximately 1/3 acre with direct access to the shoreline and beach.
On reaching the gardens, are relatively flat and bounded by a stone wall and fencing, mostly laid to lawn with a paviour walkway. There is a large timber shed to the side and summer house to the front with patio and french doors opening on to the beach front. Hard standing to the rear historically has accommodated a third large timber chalet.

Vehicular access to Shore Cottage is only possible via a private unfinished rough track and only suitable for 4x4 or high clearance SUV type vehicles.
A steep pathway of 72 steps lead down the cliff side from the track to Shore Cottage.

Services
Shore Cottage is connected to mains electricity and water. Drainage is to a septic tank. Hot water is via electric boilers, with heating by the open fire within the lounge or freestanding space heaters.

Council Tax
Shore Cottage is banded 'A' paying £1136.68 with water in 2023/24.

A little more information
Shore Cottage is positioned in a truly special and rarely available location, true to it's name, with direct access to the shoreline being a stone's throw away. This home is idyllic for anyone looking for a private, peaceful bolthole although within a short distance of the amenities of Whiting Bay and neighbours.

This unique home is part of the small clachan of Largiebeg and is located approximately one mile from the village of Whiting Bay. The excellent local amenities in Whiting Bay include a good selection of shops and restaurants as well as leisure facilities including the bowling green, putting green and 18 hole golf course. Whiting Bay has its own primary school - the secondary school being at Lamlash to which pupils are conveyed 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///bunch.clouds.daydreams

Floor Plan

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

Viewings by appointment

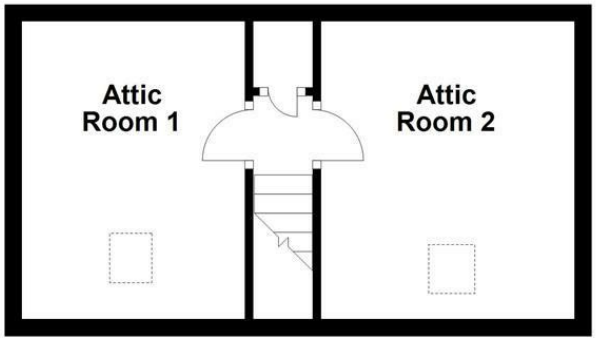
Please note that viewings are strictly by appointment.
The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention 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

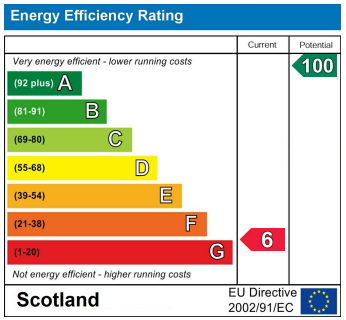
If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.
Caledonian MacBrayne Tel: 01770 460 361 www.calmac.co.uk

Shore Cottage, Ground Floor

Shore Cottage, First Floor



FLOOR PLAN NOT TO SCALE FOR GUIDANCE ONLY
Plan produced using PlanUp.



DIRECTIONS

Please note that vehicle access is only suitable by 4x4 or all wheel drive high vehicles. From Brodick Pier turn left and proceed south through Lamlash and Whiting Bay. On leaving the village, proceed for approximately a kilometre. Take the track on the left handside, passing through Seaview farm. Continue down the track, where you will come to the gate and a small turning/ parking area marked Shore Cottage at the top of the cliff. Walking access is available with off road public parking from approximately 200meters on from the track, on the left handside of the main road, opposite the properties - opposite Ayrview Cottage and Largybeg House. There is a green footpath sign, follow the track and turn right this will lead to the gate and footpath to Shore Cottage for approximately 350m. Take the pathway steps down to the shore and cottage. There are seventy two steps down to the property, people with mobility issues may find it difficult.
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