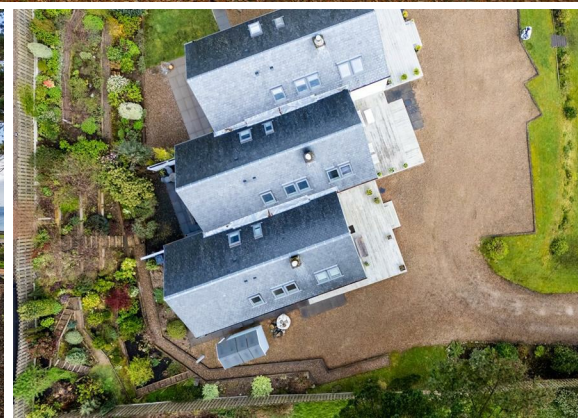




1, Silverbank View,
Whiting Bay,
Isle Of Arran,
KA27 8FG



Arran
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**Immaculate
3 Bedroom
Villa
located in Whiting Bay**



Enjoying a slightly elevated shore front location in the popular village of Whiting Bay on the enchanting Isle of Arran, 1 Silverbank View offers a splendid opportunity for those seeking a modern and comfortable home.

This contemporary villa was built approximately eight years ago and is beautifully presented in truly walk-in condition, making it an ideal choice for families or individuals looking for a hassle-free move to the beautiful Isle of Arran.

The villa boasts a spacious interior with three well-appointed bedrooms and three bathrooms, ensuring ample space for relaxation and privacy. The two reception rooms provide spacious open-plan living, or separate sitting room - a versatile layout that can easily adapt to your lifestyle needs. Whether you are entertaining guests or enjoying a quiet family evening, this home caters to all occasions.

One of the standout features of this property is its stunning elevated location, which offers breathtaking views of the shore across the Firth and Clyde and beyond. The beautifully landscaped low-maintenance gardens allow you to enjoy the beauty of the outdoors without the burden of extensive upkeep, while off-road parking adds to the convenience of this accessible home.

This villa is not just a house; it is a sanctuary that combines modern living with the charm of island life. With its high specification finishes and thoughtful design, it is a rare find in such a desirable area. Do not miss the chance to make this exceptional property your new home.

1, SILVERBANK VIEW - GROUND FLOOR

Open Plan Kitchen / Dining / Living

19'0" x 45'7" overall

The front entrance leads into a spacious light, bright and airy 'open plan living' space taking in the wonderful views over the deck to the shore and beyond across the Firth of Clyde. Fitted with under floor heating and engineered light oak flooring, the flow between the kitchen, dining and lounge area is seamless.

The kitchen area is to the rear of this extensive room with a breakfast bar defining the space. The beautiful bespoke kitchen has been designed with cream wall and base units and a complimentary timber work top. Integrated appliances include a fridge/freezer, dishwasher, double oven/grill with electric hob.

The lounge area to the front is an elegant space which focuses on the wonderful views and features a multifuel stove with flue through into the sitting room above - perfect for cosy nights in.

Utility / Laundry Room

11'0" x 8'9"

The rear door opens into the the spacious utility / laundry room with a tiled floor. There is ample space for storing outdoor gear and a large cupboard housing the hot water cylinder and controls for the heating. Within the utility room there is a washing machine, tumble dryer and sink.

A porthole door takes in the wonderful view across the open plan living room and beyond.

Family Bathroom

6'8" x 6'6" overall

The family bathroom on the ground floor is fully tiled with a white suite and shower over the bath.

Bedroom One

9'6" x 10'11"

A spacious double bedroom with built-in wardrobe, to the rear of the house with window over looking terraced gardens and patio area.

Store

6'0" x 2'7"

A handy cloaks cupboard which extend through to under the stairs.

UPPER FLOOR

Sitting Room

18'8" x 12'9"

The upper floor hallway glazed double doors open in to the spacious sitting room with cathedral windows, and exposed beamed ceiling to the front of the villa. This bright and airy room is flooded with natural light, from the gable end windows, and french door with Juliette balcony, as well as the roof windows.

Bedroom Two

14'9" x 9'0" overall

Double bedroom to the rear of the house with window over looking the rear gardens and fitted with a built-in wardrobe.

Ensuite Shower Room Two

6'0" x 6'6"

The fully tiled shower room is fitted with a white suite, corner shower and vanity unit with a roof window flooding the room with natural light.

Bedroom Three

14'9" x 9'0" overall

Double bedroom to the rear of the house with window over looking the rear gardens and fitted with a built-in wardrobe.



Ensuite Shower Room Three

5'6" x 6'6"

A fully tiled shower room is fitted with a white suite, corner shower and vanity unit with a roof window flooding the room with natural light.

Store / Box Room

4'11" x 6'2"

Off the hallway a spacious storage box room with roof window.

Garden

To the front of 1 Silverbank view is an extensive raised composite deck with accessible ramp to the side.

Parking and turning to the side on the gravel driveway with a large timber shed and drying green. To the rear is an attractive easily maintained garden which has been terraced with walkways and planted with a profusion of mature flowering plants and shrubs. To the rear of the house there is a paviour patio area.

Council tax

The property is rated "D" band paying £2,338.16 including water and drainage in 2026/27.

Services

1 Silverbank view is connected to mains electricity, water and drainage. Central heating and hot water is by air source heat pump, with underfloor heating on the the groundfloor and radiators on the upper floor. This is supplemented by the multi fuel stove in the ground floor lounge.

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:///reprints.asteroid.tanks





1 Silverbank View, Whiting Bay, Isle Of Arran, KA27 8FG

A little more information

1 Silverbank View is located in the popular village of Whiting Bay, one of Arran's largest villages, with its beautiful sandy beach and has easy access to the many forestry and country walks nearby at the picturesque Glenashdale and Fairy Glen. The village primary school is close by, early years classes and the secondary school with UHI hub is in Lamlash village, just 3 miles to the north.

Whiting Bay is a bustling and friendly community with a large village hall, local pub, restaurants, a good selection of shops including a post office and a pharmacy, an 18 hole golf course and bowling green amongst many other amenities.

The Isle of Arran is an incredible place to call home. With clean air, clear water and some of Scotland's most incredible scenery, you can share your island with eagles, otters, red squirrel and deer.

The island communities are small enough to become involved, yet big enough to keep you interested and growing. We can't recommend it enough.

By separate negotiation, some of the contents and white goods can be purchased.

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.

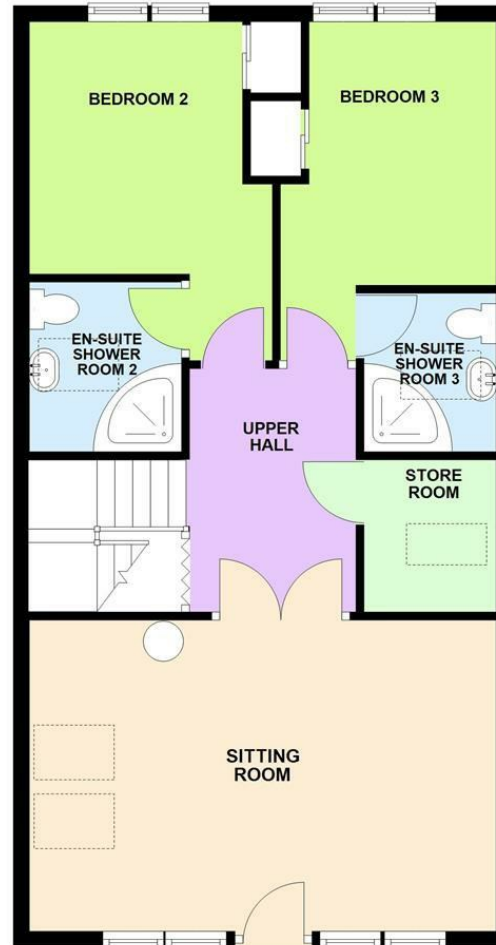
Caledonian MacBrayne Tel: 01770 460 361 www.calmac.co.uk



1 SILVERBANK VIEW GROUND FLOOR



1 SILVERBANK VIEW FIRST FLOOR



TOTAL AREA: APPROX. 132.4 SQ. METRES (1425.5 SQ. FEET)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	78
Scotland		EU Directive 2002/91/EC	

DIRECTIONS

From Brodick Pier, turn left and proceed through Lamlash to Whiting Bay. Travel through the village and on passing The Coffee Pot tearoom carry on for 150 metres the drive/access to 1 Silverbank View is on the right. Follow the driveway around the big house to the front and 1 Silverbank View is the first property of the 3. What3words:///reprints.asteroid.tanks

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