Roughlea,
Mont Stewart Road,
Whiting Bay,
Isle Of Arran,
KA27 8QR

Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

3 Bed Bungalow located in Whiting Bay

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Roughlea is in a elevated position on the cul-de-sac of Mont Stewart Road, close to all the village amenities in the picturesque vibrant village of Whiting Bay, Isle of Arran. This beautifully presented bungalow offers a perfect blend of comfort and stunning natural beauty from its surroundings. With three spacious bedrooms and two well-appointed bathrooms, this home is ideal for families or those seeking a peaceful hideaway.

As you enter, you are welcomed into a bright and airy lounge with triple aspect windows taking in the wonderful views, with the focal point of a charming multi-fuel stove that creates a warm and inviting atmosphere, perfect for cosy evenings. The lounge flows seamlessly into the rest of the home, making it an excellent space for entertaining guests or enjoying quiet family time.

The property boasts charming and landscaped gardens that enhance its appeal, providing a serene outdoor space to relax and unwind. Additionally, a garage with power and a window taking in the view is included, offering convenient storage or studio/ workshop options. Parking is ample, with space for up to two to three vehicles, ensuring ease of access for you and your guests.

One of the standout features of this bungalow is the breath taking panoramic views it offers. From the comfort of your home, you can gaze across the Firth of Clyde towards the Holy Isle, the Ayrshire coastline and beyond - a sight that is sure to captivate and inspire.

This delightful property is not just a home; it is a lifestyle choice, offering tranquillity and beauty in one of Scotland's most enchanting locations. Whether you are looking for a permanent residence or a holiday retreat, this bungalow on Mont Stewart Road is a rare find that promises to impress.

Utility entrance
5'3" x 7'6"
Steps lead up to the rear utility entrance where there is space for hanging outdoor gear. With a modern worktop and fitted wall and floor units there is a sink, a washing machine and fridge freezer.
The utility room opens through to the kitchen.

Breakfasting kitchen
12'9" x 9'10" overall
The unusual oblique shape of the kitchen adds a sense of space and thoughtful design to the bungalow with plenty of room for built in cupboards and appliances as well as breakfasting table. There is a freestanding electric cooker and dishwasher.
The kitchen enjoys a bright and sunny westerly aspect overlooking the rear of the bungalow through it's picture window. Panel glazed doors open through to the hallway and adjoining lounge/ dining room.

Lounge / dining room
28'2" x 15'4" overall
The spacious lounge / dining room also benefits from the oblique wall design creating an open space which flows seamlessly from the kitchen through the dining space and on into the hallway.
The triple aspect windows to the rear, side and front flood the room with natural light and offer panoramic views to Holy Isle across the Firth of Clyde to the Ayrshire coastline and beyond. The multifuel stove creates an internal focal point for cosy evenings in.

Hallway
Central hallway accessing all the accommodation within, with two good size storage cupboards.

Entrance vestibule
To the front of the bungalow, steps lead up to a small covered balcony and into the entrance vestibule, where there is space for hanging and storing outdoor gear.

Bedroom 1
11'6" x 11'11"
The spacious main double bedroom enjoys a southerly view across the gardens and onwards out sea and has built-in mirrored wardrobes.

Ensuite shower room
4'11" x 5'9" overall
A good size ensuite shower room is beautifully presented an partially tiled fitted with a white suite and shower cubicle and a frosted window to the front gardens.

Bedroom 2
11'11" x 9'9" overall
An large double bedroom to the rear of the bungalow with built-in mirrored door wardrobes.

Bedroom 3
11'6" x 9'8"
A good size double bedroom, currently a study/ home office with built-in mirrored wardrobes. A window to the front takes in the lovely views.

Family shower room
5'8" x 9'8"
The contemporary shower room is partially tiled and fitted with a vanity unit, white suite and walk-in low profile spacious shower cubicle. The frosted window opens out to the rear gardens.

Attic
There is access via a Ramsay ladder from the hallway to the attic space which is partially floored with lighting.

Garden
The front gardens have been lovingly planted with flowering plants and shrubs and mostly laid to lawn, with drying areas, and mixed / raised beds to the side. There is driveway parking to the rear for two vehicles and a delineated parking space on Mont Stewart Road. Additionally, there is a detached block-built garage, which benefits from power and light. Wrapping around the bungalow there are slabbed and gravelled walkways.

Services
Roughlea is connected to mains electricity, water and drainage. Hot water and heating is via electric with storage heaters and panel heaters throughout, supplemented by the multi fuel stove within the lounge.

Council Tax
The property is rated “E” band paying £2775.29 including water and waster water in 2025/26.

A little more information
Roughlea 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 at the Arran High School in 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///swim.appealing.masses

Floor Plan

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

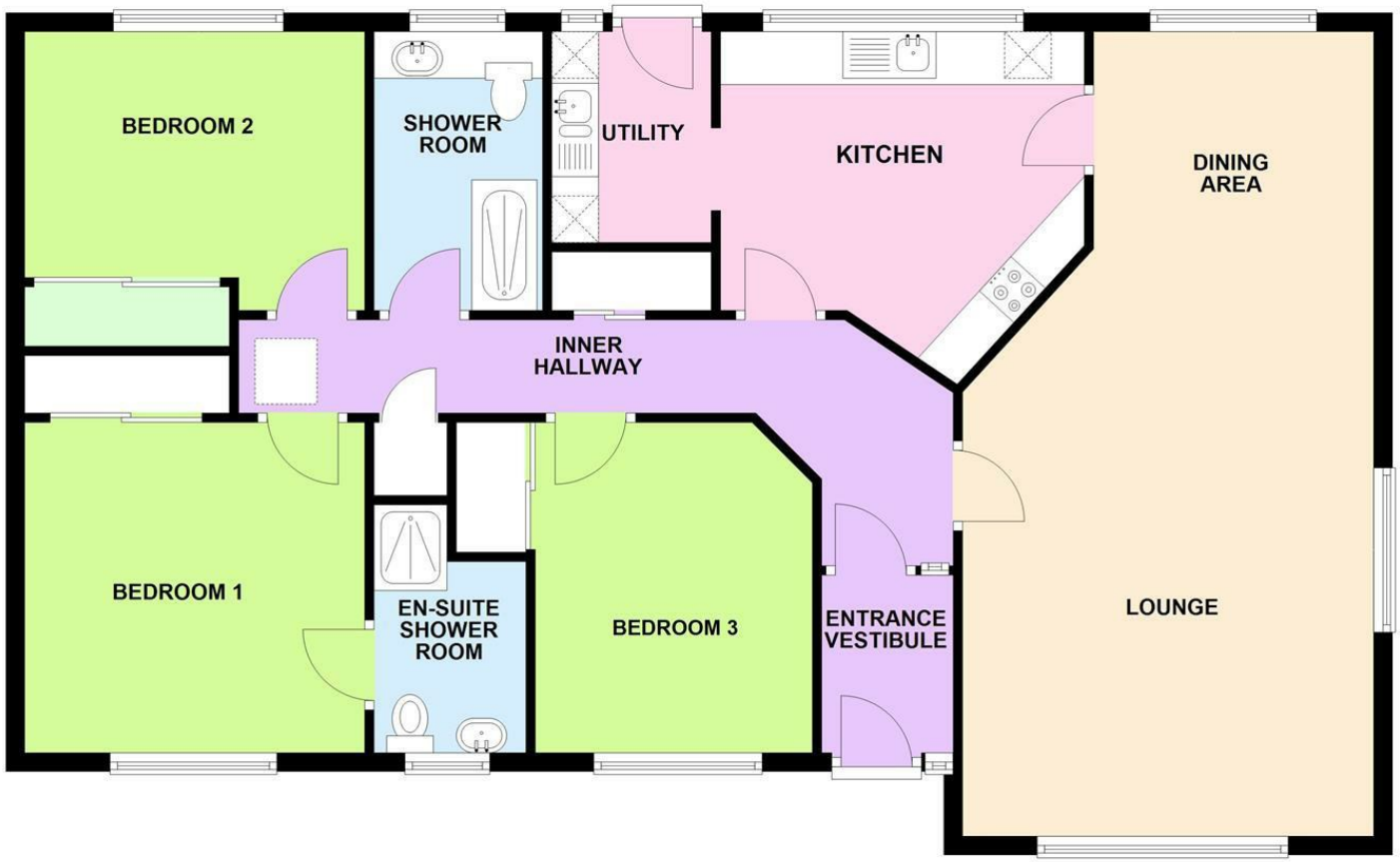
Viewings by appointment

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.

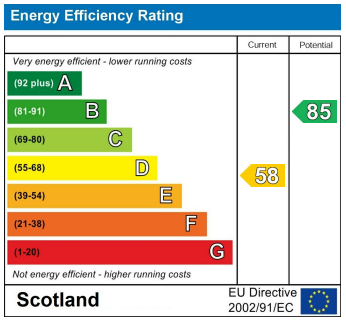
Cal Mac travel details

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

ROUGHLEA GROUND FLOOR



TOTAL AREA: APPROX. 115.8 SQ. METRES (1246.4 SQ. FEET)



DIRECTIONS

From Brodick ferry terminal, turn left and head through Lamlash and into Whiting Bay. Turn right at the Coffee Pot and follow the road up around to the right. Take the first right turn with 'Easter' house on the corner. Roughlea is the second driveway on the right handside. What3words ///swim.appealing.masses

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