

Tigh an Droma House,
Kings Cross,
Whiting Bay,
Isle of Arran,
KA27 8RG



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

3 bedroom detached home located in Whiting Bay



UNDER OFFER

Peacefully located in the tranquil and elevated hamlet of King's Cross, Whiting Bay on the picturesque Isle of Arran, this charming house offers a delightful blend of comfort and natural beauty. With three reception rooms, three bedrooms, and two bathrooms, the property boasts a spacious and versatile layout that is beautifully presented and in walk in condition retaining some of its original features that add character and charm.

The panoramic views across King's Cross, the Firth of Clyde and beyond to the Ayrshire coastline create a stunning backdrop, making this home a true haven for those seeking peace and serenity. The south west facing gardens are a gardener's dream.

Whether you are entertaining guests in the generous reception areas or enjoying quiet moments in the garden, this property offers a perfect balance of indoor and outdoor living. The sea views further enhance the appeal, providing a sense of connection to the beautiful surroundings.

This house is not just a home; it is a lifestyle choice for those who appreciate the beauty of rural living while still being within reach of local amenities including a regular bus service. If you are looking for a property that combines elegance, functionality, and breath taking views, this residence in King's Cross is an opportunity not to be missed.

Sun Room / entrance

11'7" x 7'0" overall

The bright south facing sun room enjoys the wonderful views across the gardens and beyond to the Ayrshire coastline. Glazed double doors to the rear open into the hallway and there is plenty of room for seating to relax in and enjoy the views.

Hallway

4'5" x 10'2"

Glazed doors from the sun room flood the hallway with natural light and accesses all the accommodation within and the stairs up to the first floor.

Lounge

12'1" x 16'0"

The spacious lounge is bursting with character and features a multifuel stove for those cosy nights in beside. Dual aspect windows to the front and side over looking the gardens and beyond to the Firth of Clyde, flood this lovely room with natural light.

Conservatory

9'6" x 13'9"

To the rear of the lounge a step up and a glazed door opens into the conservatory with a tiled floor. The spacious conservatory is a versatile space and addition to Tigh An Droma, currently utilised as a dining room and gym space with a door out to the rear gardens.

Dining kitchen

13'9" x 16'3" overall

The spacious dining kitchen with a handy under stair cupboard, is flooded with natural light from the dual aspect windows fitted with bespoke handcrafted timber counter top, wall and base units. The multifuel Rayburn can be used to heat one radiator upstairs and hot water as well as cooking, setting the atmosphere for this beautiful traditional kitchen. There is also an integrated gas hob and electric oven for cooking.

Utility/ kitchen

10'4" x 7'2"

To the rear of the kitchen a door opens into the utility / kitchen which is also fully fitted with the same uniquely crafted timber counter top and base units and a Belfast sink. There is space and plumbing for a washing machine and space for an undercounter fridge.

Shower room

9'6" x 5'6"

To the rear of the hallway a beautifully fitted contemporary shower room with a large walk in shower cubicle and undersink vanity unit. The deep recessed window is frosted to the rear garden.

Rear porch/ boot room

5'2" x 5'1"

Off the utility room a handy boot room/ rear porch opens out to the driveway and grounds, with plenty of room for storing all your outdoor gear.

Upper hall

9'0" x 2'9"

With a large walk in cupboard at the top of the stairs for storing all your every day essentials.

Bedroom 1

13'7" x 17'0" overall

A king size double bedroom flooded with natural light from the picture dormer window to the front taking in the wonderful views across fields and sea, and a roof window to the rear. This lovely room enjoys hand crafted timber built in wardrobes and cupboards.

Bedroom 2

16'11" x 12'1" overall

A second king size double bedroom with a picture dormer window to the front taking the wonderful garden and sea views.

Bedroom 3 / Study

7'2" x 8'2"

A cosy single bedroom to the front again taking in the wonderful views from a dormer window. Currently utilised as a study with built in shelves.

W.C.

3'11" x 4'1"

A handy upstairs toilet fitted with a white suite and a dormer window to the rear of the villa.

Garden

Tigh an Droma enjoys substantial grounds extending to approx. 1/3 acre. The area is relatively flat and securely bounded with established hedges or fencing. Near the house the ornamental borders of flowers, shrubs and small pond are planted to attract insects and birds. There are small areas of lawn and grass paths linking to the vegetable plots, fruit bushes and trees.

The garden has been organic for at least 25yrs.

There is a substantial polytunnel, garden shed, summerhouse with wee log burner, a large workshed with concrete floor and power, logstore and vacant hen coop!

Adjacent to the house there is carparking for 3 vehicles.

Services

Tigh an Droma is connected to mains electricity and water. Central heating and hot water is by the oil fired boiler located externally supplying radiators through out. Alternatively the Rayburn within the dining kitchen heats 1 radiator in Bedroom 1 and hot water and there is the log burner in the lounge. Tigh An Droma also benefits from a bank of Solar Photovoltaic panels installed around 2011 within the rear gardens on a high feed in tariff which also heat the hot water. Drainage is to a SEPA registered septic tank which is located within the gardens.

Council tax

The property is rated "D" band paying £1987.89 in 2026/27 including water.

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///comb.prime.canoe



A little more information

Tigh an Droma House is located in Kings Cross, a peaceful hamlet on the outskirts of Whiting Bay, a short distance away. There is a primary school within Whiting Bay village as well as a selection of shops including a post office, pharmacy, two petrol stations, restaurants and bars. Whiting Bay has its own 18 hole golf course, bowling green and a beautiful beach. The high school with a sixth form, UHI Hub and early years classes is located 3 miles away in Lamlash, high school pupils are transported by bus during term time.

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.

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



TIGH AN DROMA GROUND FLOOR



TIGH AN DROMA FIRST FLOOR



TOTAL AREA: APPROX. 134.0 SQ. METRES (1442.7 SQ. FEET)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		

DIRECTIONS

From Brodick Pier turn left and proceed through Lamlash towards Whiting Bay. On the outskirts of Whiting Bay turn left towards Kings Cross and at the end of the first straight stretch of the road towards Kings Cross take the high track to the right for approximately 200m where passing The Old Pottery and Tigh An Droma is at the end of the track.
[What3words:///comb.prime.canoe](https://www.what3words.com/comb.prime.canoe)

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