

Craigielea House,
Rosemount Road,
Whiting Bay,
Isle Of Arran,
KA27 8PR







Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

5 Bed
Villa
located in Whiting Bay









Craigielea House enjoys a stunning elevated location in the picturesque village of Whiting Bay on the Isle of Arran. This charming Edwardian family home, built in 1906, offers a delightful blend of period elegance and modern versatility, having been extensively refurbished by the current owners. With five generously sized bedrooms, including three which are ensuite, and all taking in the breathtaking sea views, this property is perfect for families seeking both comfort and space.

The open plan kitchen dining and seating area, the lounge and the sitting room all provide ample space for relaxation and entertainment. The bright and airy atmosphere is enhanced by the neutral and tasteful décor, allowing you to easily personalise the space to your needs. This lovely home retains many original features, adding the character and charm that is often sought after in properties of this era.

One of the standout aspects of this residence is the stunning location and extensive grounds with sea views that can be enjoyed from various vantage points throughout the home and garden. Craigielea also boasts easy access to the village amenities and the village golf course! The spacious layout not only accommodates family living but also presents further scope for development within the un-developed basement, should you wish to expand or modify the property to suit your needs.

This beautiful and well maintained home is ideally situated to take advantage of the natural beauty and tranquillity that the Isle of Arran has to offer. Do not miss the opportunity to make this exceptional villa your new home.

Entrance Vestibule / Cloakroom
5'8" x 11'3"
The side entrance opens into open plan vestibule / utility area, in turn opening into the stylish kitchen and dining / sitting area. Within the vestibule area there is space for storing all your outdoor gear and the engineer flooring flows seamlessly throughout.

Utility Area
10'1" x 11'3"
The spacious utility area is fitted with base units, inset with a sink, there is plumbing for a washing machine and space for a tumble dryer and additional fridge/ freezer under the counter. Also within this space is a gas cooker, offering another cooking method if required.

Kitchen
15'3" x 14'11" overall
The kitchen has been opened up and flows seamless through to a dining space, with the feature of exposed brick work and beams defining the areas. Within the kitchen area there is a deep window with seat to the side gardens. The kitchen is fitted with cashmere coloured Wren kitchen wall and base units and complementary worktop. There are integrated appliances including electric oven/grill, hob and dishwasher , as well as an oil fired Rayburn which heats the house as well as for cooking. A large American style fridge / freezer completes the well appointed kitchen.

Dining Room
17'0" x 16'10" overall
Double French doors to the rear of the dining area open on to the rear patio and there is plenty of space for a cosy seating area beside the wood burning stove as well as a dining table.
This lovely spacious room has been thoughtfully opened up to both the hallway and kitchen creating a cosy welcoming entrance and the heart of the home. From the double doors, a step down into the central hallway, accesses the rest of the accommodation within.

Hallway
4'8" x 24'9"
Double doors from the kitchen dining flow into the wide central hallway, accessing all the accommodation. The spacious hallway is flooded with light from the window on the half landing of the original wide timber sweeping staircase up to the upper floor. At the end of the hallway there is a further side exit door out to the gardens.

Lounge
19'5" x 13'10" overall
The lounge is to the front of the villa and enjoys a dual aspect with a bay window to the front taking in the impressive views across the gardens, Firth of Clyde and beyond to the Ayrshire Coastline.
This lovely large room is full of character and features including the wood burning stove inset to the fireplace for cosy nights in.

Bedroom 1
13'10" x 17'8"
Spacious ground floor king size bedroom to the front of the villa, with dual aspect windows allowing an abundance of natural light.

En-suite Bathroom 1
7'6" x 10'5"
A spacious en-suite to the rear of the bedroom with a walk-in wardrobe. It is fully tiled with a white suite bath with shower attachment and a separate walk-in shower cubicle with rain shower.

Bedroom 2
13'10" x 10'11"
A generous double bedroom to the front of the villa.

W.C.
5'4" x 4'9"
A fully accessible toilet, off the hallway fitted with a white suite.

Wet Room
3'7" x 8'9"
Spacious and accessible walk in shower / wet room.

Study / Under Stair
9'5" x 7'10"
A handy multi purpose space, tucked under the stairs, with a feature round window over looking the gardens - a cosy home office for our current owners.

Upper Hallway
5'3" x 32'8" overall
The upper hallway benefits from handy storage cupboards, and is flooded with natural light from the extensive gable end window over looking the stairs as well as lovely Georgian Bar windows overlooking the drying green and rear gardens.

Bedroom 3
15'5" x 14'7" overall
King sized double bedroom to the front of the villa taking in the wonderful views from the dormer window across the Firth of Clyde.
This lovely room is filled with natural light and character with the exposed fireplace. Currently the fireplace is fitted with an electric stove, which could be reinstated to a wood burning stove.

En-suite Shower Room 3
10'10" x 4'9"
Off bedroom three, the en-suite shower room benefits from a walk-in wardrobe and dormer window to the front of the villa. It is fully tiled and fitted with a white suite and walk-in shower cubicle with rain shower.

Bedroom 4
14'7" x 10'0" overall
Double bedroom with a dormer window to the front of the villa taking in the sea views.







En-suite Shower Room 4

6'2" x 5'8"

En-suite shower room for bedroom 4 is fully tiled and fitted with electric shower, and modern white corner toilet.

Bedroom 5

14'7" x 11'1" overall

Double bedroom to the front of the villa taking in the wonderful views. Again bursting with character and features an exposed fireplace, currently fitted with an electric stove, which could be reinstated with a wood burning stove.

Bathroom

7'10" x 9'11"

Spacious fully tiled family bathroom at the end of the upper hallway enjoys roof windows for natural light, a roll top freestanding bath with tap and shower attachment and a walk-in shower cubicle with electric shower.

Sitting Room / Bedroom 6

12'11" x 16'1"

To the rear of the villa, a cosy sitting room with dual aspect windows over the gardens fitted with a wood burning stove and fire place. A truly versatile room which could easily be a large home office / games room, a studio space or even a sixth double bedroom.

Store room

5'10" x 4'7"

Externally accessed beside the utility room and side entrance. Currently known as the 'post room' this room houses the LPG cannisters for the cooker within the utility room.

Basement

Craigielea benefits from a substantial basement with window offering scope for further development, subject to relevant planning consents. The generous basement is accessed via a hatch within the walk-in wardrobe of bedroom 1.

Garden

Craigielea House sits within a large garden with shared access driveway, which is bounded by hedging and fencing.

There is hard stand parking, lawn area and outbuilding to the rear, originally this was the Victorian wash house.

Pathways lead around the property to the front where there are flat terraced lawns with a brick built barbeque and patio area and a timber log store.

To the front south-west corner of the garden there are access steps down to the Kiscadale car park in centre of the village.

Council Tax

The property is rated “F” band paying £3392.10 including water and waste water in 2025/26.

Services

Craigielea House is connected to mains electricity, water and drainage. Central heating is by the oil fired Rayburn, supplying radiators throughout the ground floor. The log burning stove in dining room with back boiler supplies the radiators throughout the upper floor. This is supplemented by the wood burning stoves within the lounge and the sitting room on the first floor. There are also electric stoves fitted in bedrooms 3 and 5 which could be reinstated with wood burning stoves.



Craigielea House Rosemount Road, Whiting Bay, Isle Of Arran, KA27 8PR

A little more information

The construction of the neighbouring bungalow will be complete by Spring 2026, and seller is very happy to work with the new owner of Craigielea House to create an aesthetic and mutually acceptable boundary.

Whiting Bay

Craigielea House is a prominent detached villa with a elevated position with vast views over the Firth of Clyde and beyond , with easy access to all the village amenities and Whiting Bay's sandy beach. Constructed in 1906 this period home still retains many of its original features to this day.

It is a short walk to the centre of the village and all the amenities, there are also an abundance of forestry and country walks nearby at the picturesque Glenashdale and Fairy Glen. The village primary school is close by and the secondary school 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, excellent shops, an 18 hole golf course and bowling green amongst many other amenities.

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///celebrate.pencil.packet

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



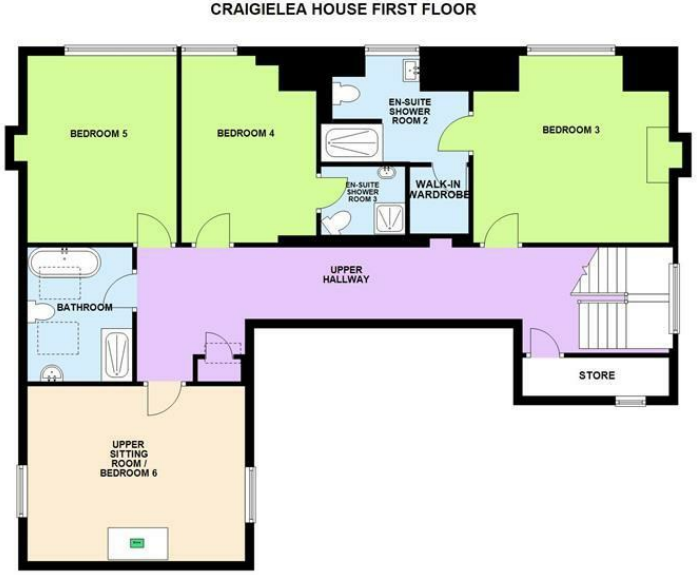




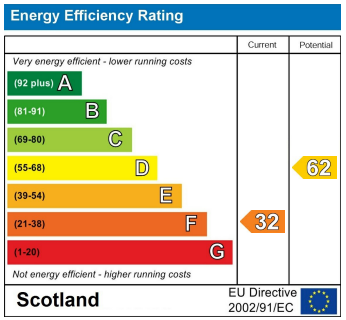
CRAIGIELEA HOUSE GROUND FLOOR



CRAIGIELEA HOUSE FIRST FLOOR



TOTAL AREA: APPROX. 272.2 SQ. METRES (2929.9 SQ. FEET)



DIRECTIONS

From Brodick Pier turn left and proceed through Lamlash to Whiting Bay. Continue to the centre of the village, turn right at Kiscadale Car Park and proceed roughly 100 metres up Kiscadale Road, turn sharp right at first road entrance into Rosemount Road where Craigielea is the fourth house on the righthand side.
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