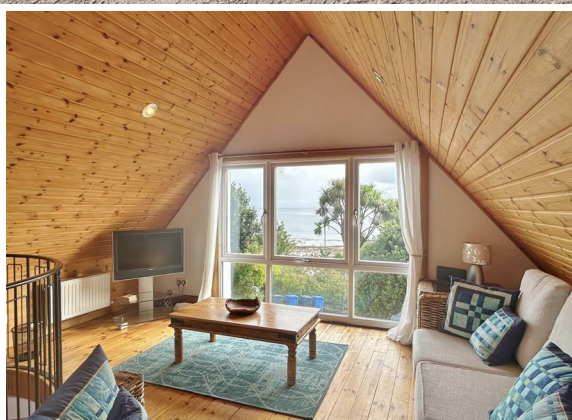




The Smiddy,
Smithy Brae,
Whiting Bay,
Isle Of Arran,
KA27 8PR



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

3 Bedroom Semi-detached Home located in Whiting Bay



The Smiddy is a unique and attractive semi-detached home, sympathetically converted from a former smiddy and thoughtfully adapted to create a comfortable and versatile property. In the garden area, the original blacksmith plate is still a retaining feature, as a link to the heritage of the building.

Offering three bedrooms and two bathrooms, the property provides practical and well-balanced accommodation, making it equally suited to family living, a relaxing island retreat or an attractive holiday home. Its combination of character, comfort and location makes it a particularly appealing choice for those looking to enjoy life on Arran.

Occupying a slightly elevated position within the popular coastal village of Whiting Bay, The Smiddy enjoys attractive views across the Firth of Clyde, adding to the sense of space and tranquillity.

Whiting Bay is a thriving and well-established village with a welcoming community and a good range of local amenities. Everyday conveniences include a post office, chemist and hardware store, which also supplies fuel, together with a selection of cafés and eateries. The village provides an excellent base for enjoying the island's beautiful coastline, countryside and outdoor pursuits.

Entrance Hall

3'8" x 23'1"

The main entrance provides access to the bedrooms, utility room, bathroom and separate W.C., together with a striking spiral staircase leading to the upper floor.

Utility Room

7'9" x 7'10"

A useful and well-appointed utility room fitted with a stainless-steel sink, plumbing and space for a washing machine and tumble dryer. A door provides convenient direct access to the rear courtyard.

Bedroom One

11'9" x 9'7"

A bright double bedroom overlooking the village and the bay.

Bedroom Two

11'4" x 11'8"

A good sized double with built-in wardrobes, with access out to the front garden, and ensuite shower room.

Ensuite

6'10" x 5'7"

Ensuite shower room with an enclosed shower cubicle and an electric shower.

Bedroom Three

11'4" x 9'10"

A small double or a large single to the rear, with built in wardrobes.

Bathroom

5'9" x 7'10"

Internal bathroom with full sized bath and wash basin.

Toilet

5'1" x 7'10"

A handy separate toilet and with hand basin.

Lounge

15'1" x 22'8"

The first-floor lounge is a wonderful space in which to relax and unwind, with vast windows framing far-reaching views across Whiting Bay village and beyond. Flooded with natural light, the room has a lovely sense of space and connection with the surrounding landscape. A wood-burning stove positioned to the rear creates a warm and inviting focal point, making this an especially cosy room on cooler evenings. Whether settling down with a good book, enjoying time with family and friends, or simply watching the changing scenery beyond the windows, this is a truly special room in which to relax and enjoy the setting. A glass roof walkway leads you to the kitchen and dining area.

Kitchen Area

7'10" x 17'1"

A well-appointed fitted kitchen, thoughtfully designed to combine practicality with a sociable layout. The kitchen features an eye-level built-in microwave and electric oven, gas hob and one-and-a-half bowl stainless-steel sink, with ample space for a dishwasher and three-quarter-height upright fridge. The kitchen flows seamlessly into the open-plan dining area, creating a bright and inviting space ideal for everyday family living and entertaining.

Dining Area

14'2" x 13'1"

A perfect space for dining, chatting, family time and front facing views out over the village.

Garden

The Smiddy enjoys appealing outdoor space, with an elevated patio providing a wonderful spot to sit and relax while taking in attractive views across Whiting Bay village and towards the sea. The front garden is laid mainly to lawn, offering a pleasant area of outdoor space which complements the property beautifully.

There are two private parking spaces, one conveniently positioned to the side of the property and the other adjacent to the house. To the rear, a timber shed provides useful additional storage. Adding further character and a fascinating connection to the property's past, the original blacksmith's plate has been retained as a feature in the garden area, as a link to the heritage of the building.

Services

The Smiddy is connected to mains electricity, water and drainage. Central heating and hot water is by the oil fired boiler located in the utility room. For additional heat there a log burning stove in the lounge.

Council Tax

The property is rated "E" band paying £3,012.28 in 2026/27.

Short term let holiday license

The Smiddy, comes with a short-term let license, presenting a unique opportunity for those considering rental options. Although not being sold as a business, the property could be offered as a turnkey solution, with all fixtures, fittings, furniture, and equipment available by separate negotiation.

* The STL License is issued by North Ayrshire Council and if the new buyer wishes to continue operating the cottage as a STL, our seller (Host) will apply for a Variation of the licence, inviting North Ayrshire Council to substitute the new buyer as the Host.



Floor Plan

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

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

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.

A little more information

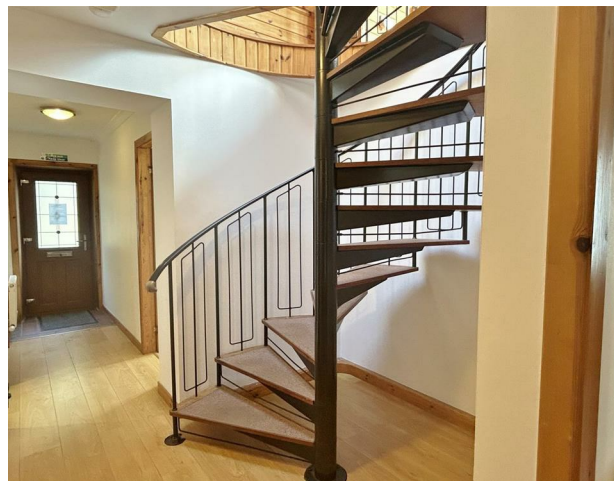
The Smiddy enjoys a beautiful location, enjoying views over Whiting Bay and the sea beyond. It is a short walk to the centre of the village with its beautiful sandy beach and has easy access to the many forestry and country walks nearby at the picturesque Glenashdale and Fairy Glen.

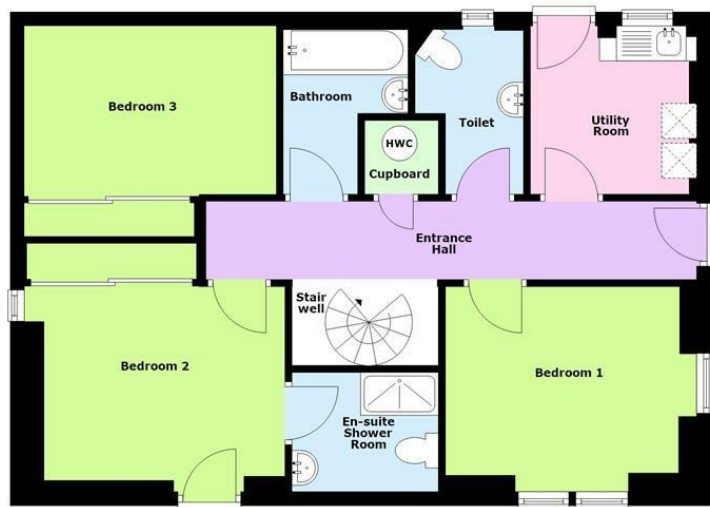
The village primary school is close by and the secondary school is in Lamlash village, just 3 miles to the north. Whiting Bay is a bustling and friendly community with a large village hall, local pub, restaurants, excellent shops, an 18 hole golf course and bowling green amongst many other amenities.

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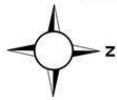
Every 3 metre square of the world has been given a unique combination of three words.

Used for navigation, here are the words for this property:
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The Smiddy



First Floor

Total area: approx. 130.5 sq. metres (1404.2 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			63
(39-54) E	46		
(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 to Whiting Bay. Travel to the centre of the village where Norwood is located on the right hand side before the central village car park.

CONTACT

Invercloy House Brodick
Isle of Arran
North Ayrshire
KA27 8AJ

E: sales@arranestateagents.co.uk
T: 01770 302310
www.arranestateagents.co.uk