

Mainslea,
Whiting Bay,
Isle Of Arran,
KA27 8QT







Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

4 Bed Bungalow located in Whiting Bay

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Welcome to Mainslea, an exquisite contemporary detached split level bungalow located just off Golf Course Road, in the charming and vibrant village of Whiting Bay on the picturesque Isle of Arran. This bespoke property, built in 2006, boasts a generous layout that includes three spacious reception rooms, four well-appointed bedrooms and four bathrooms. The beautifully maintained extensive grounds provide a serene haven for local wildlife, creating a peaceful and private atmosphere that is hard to find elsewhere.

Mainslea enjoys an 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.

For those with a penchant for versatility, this property offers a flexible layout that presents opportunities for income generation or the potential for a granny annex. The spacious garage could be transformed into a workshop or studio space, catering to various hobbies or business ventures.

This bungalow is not just a home; it is a lifestyle choice, offering a perfect blend of comfort, space and natural beauty. Whether you are looking for a permanent residence or a holiday retreat, this property is sure to impress. Do not miss the opportunity to make this stunning split level bungalow your own.

Sun room / entrance
17'4" x 14'1"
The spacious sun room enjoys a wonderful west facing aspect with views across the gardens.

Open plan kitchen /lounge/ dining room
35'11" x 20'0" overall
The sun room opens into the central living space with windows and patio doors to the front taking in the panoramic views and flooding the split level bungalow with natural light. A very versatile entertainment space and the heart of the home.
The kitchen area is fitted with plenty of cream wall and base units around the focal point of the electric red Aga and extensive complementary counter tops. Integrated appliances include a fridge freezer, dishwasher, electric oven and hob, as well as a freestanding under counter fridge.

Galleried landing
Three steps from the open plan living area lead up to a galleried landing which accesses bedroom one, the sitting room and a door opening on to the stairs down to the lower ground floor.

Sitting room/ dining room
17'8" x 12'3"
Off the raised landing of the open plan living space the sitting room enjoys a dual aspect and the wonderful panoramic views across the gardens, Whiting Bay, the Firth of Clyde and beyond. It is flooded with light from the floor to ceiling windows and patio doors out to the south facing balcony.

Bedroom 1
17'4" x 12'5" overall
The main bedroom has fitted wardrobes and enjoys dual aspect windows which overlook the side and rear gardens and beyond to the sea.

Ensuite bathroom to bedroom 1
8'10" x 8'8"
Fully tiled with a window to the rear the ensuite bathroom is fitted with a large corner bath and separate corner shower cubicle and a double sink with vanity units below.

Bedroom 2
12'5" x 11'1"
Currently a spacious study with fitted wardrobes and a window to the rear gardens

Ensuite shower room to bedroom 2
8'10" x 4'2"
Fully tiled and fitted with a white suite with a large walk in shower cubicle.

Bedroom 3
16'0" x 10'11" overall
A third king size bedroom with window to the rear and fitted with a built in wardrobe.

Family bathroom
8'10" x 8'6"
A spacious family bathroom with a window to the rear. It is fully tiled fitted with a corner shower cubicle and a large separate corner bath.

Bedroom 4
12'11" x 11'1"
On the lower level of this split level bungalow is a fourth king size double bedroom with a window out to the rear gardens.

Ensuite shower room to bedroom 4
10'2" x 3'11"
A spacious shower room fully tiled and fitted with a white suite and large walk in shower cubicle.







Utility

7'6" x 6'11"

A good size utility room fitted with a sink, washing machine, drier and the oil-fired boiler with a door out to the side gardens and driveway.

Integral garage

20'11" x 19'10"

The spacious lower level garage has an electric up and over door to the front and driveway. It is fully kitted out with power and water and offers scope for a workshop/ garage/ studio space or even additional accommodation.

Garden

Mainslea enjoys substantial grounds, expanding to approximately 1/2 acre, which have been beautifully landscaped, enjoying a south/east/ west aspect across Whiting Bay and beyond to the Ayrshire Coastline. The grounds are securely bounded with fencing and hedging. To the front there is a large gravel driveway with parking and turning for several vehicles and access to the garage. Pathways lead you around the gardens, where there are lawn areas patio, greenhouse, a timber shed, raised vegetable beds, a 'sitooterie' and a spacious patio balcony to the front of the property.

Services

Mainslea is connected to mains water and electricity. There are solar PV panels fitted with a feed in tariff offsetting the running costs. Drainage is to a septic tank located within the grounds. Central heating and hot water is by the oil-fired boiler located within the utility room, supplying radiators throughout. The electric Aga if used, also provides a residual heat source.

Council tax

The property is rated “F” band paying £,3,175.64 in 2026/27 including water.



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A little more information

Mainslea is a short distance from the 18 hole golf course and clubhouse and the centre of the village. There is an abundance of forestry and country walks nearby in picturesque Glenashdale and the 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 and putting green and bowling club.

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///disbanded.crunched.placidly

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





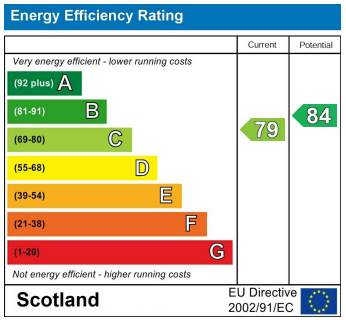


Mainslea Ground Floor

Mainslea Lower floor



Total area: approx. 247.4 sq. metres (2663.0 sq. feet)



DIRECTIONS

Turn left on leaving Brodick Pier and follow the main road through Lamlash and then to Whiting Bay. Turn up Golf Course Road and follow uphill, taking a sharp right at the crossroads heading towards the golf course. Take the first right and Mainslea is the third property on the left handside at the end of the cul de sac. What3words ///disbanded.crunched.placidly

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