

Arran Estate Agents



Sheean View, Brodick

Sheean View, Brodick, Isle of Arran

Very attractive detached bungalow in mature setting with well maintained sheltered gardens. Accommodation comprises entrance porch/sun lounge, lounge with dining area, kitchen, shower room and sauna, bathroom, toilet, 2 double bedrooms. Oil fired central heating. Quiet location within a few minutes walk of the centre of Brodick. Adjacent garden, which may provide excellent development potential.



DIRECTIONS: From Brodick pier turn right and proceed through the village passing Brodick Golf Club House on the right and proceed for a further 200 metres turning left up Glen Road. Turn first right after Montrose House and follow the road round to the left where Sheean View is located on the right hand side.

ACCOMMODATION:

ENTRANCE PORCH/SUN LOUNGE: 2.13m x 1.69m [7'0" x 5'7"]

Front entrance to the property is through the bright entrance porch/sun lounge with windows to the front garden and access through to the shower room.

SHOWER ROOM AND SAUNA: 4.16m x 1.58m [13'8" x 5'2"] overall

From the sun lounge down two steps is the cloakroom/shower room with tiled shower cubicle and a doorway through to the Sauna beyond.

LOUNGE: 6.04m x 3.88m [19'10" x 12'9"]

Spacious bright lounge with large windows to the front and gable window to the side, open fire with Victorian style fireplace housing a baxi fire and two large built cupboards which give excellent storage accommodation.

DINING AREA: 2.55m x 3.12m [8'4" x 10'3"]

The dining area to the rear is open plan with the lounge to the front and the kitchen to the side and has a window overlooking the side garden.

KITCHEN: 2.75m x 3.12m [9'0" x 10'3"]

Pleasant bright kitchen with light wood effect units including an electric cooker, double bowl stainless steel sink, dishwasher, washing machine and fridge freezer. There is also a walk in pantry cupboard and open access to the dining area.

REAR HALL:

The small rear hall is accessed from the lounge and has a built utility cupboard and gives access to the bedrooms.

BEDROOM 1: 4.18m x 3.15m [13'9" x 10'4"]

Good size double room with fitted wash basin and vanity unit and built double wardrobe.

BEDROOM 2: 2.83m x 3.44m [9'3" x 11'3"]

Further double room also with built wardrobe and window to the rear garden.

BATHROOM AND SHOWER ROOM: 2.55m x 2.74m [8'4" x 9'0"] overall

The bathroom has fully tiled walls and is fitted with a bath, separate shower in a tiled compartment, wash basin, mirror door bathroom cabinet and shaver light. There is a separate toilet in an adjacent compartment and both rooms have windows to the side.

SERVICES:

The property is connected to mains electricity, water and drainage and central heating is by the free standing oil boiler which heats radiators throughout.

GARDEN:

The property has a very attractive garden with fairly high hedges giving privacy and is bounded to the rear by woodland. The garden is mainly under lawn with a small burn running through. Included in the sale is an adjacent garden, which may provide excellent development potential.

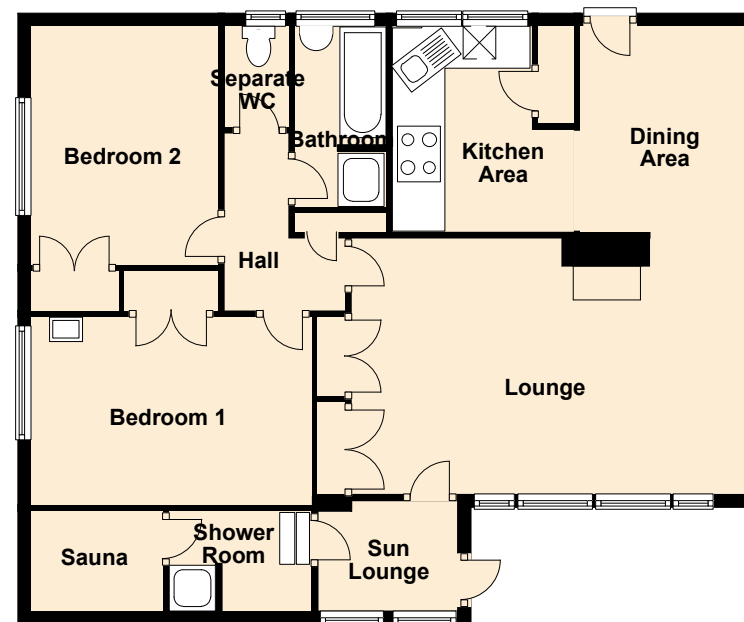
COUNCIL TAX:

The property is banded 'D' paying £ 1152 in the period 2009/10.

OTHER INFORMATION:

Sheean View was built around 1970 and has a unique quiet setting on the outskirts of this modern estate. It is a few minutes flat walk from the village centre and excellent leisure facilities including those at Auchrannie and The Ormidale Sports Centre. Other amenities within Brodick include banks, hotels, restaurants and pubs, tennis and bowling facilities, public library and the village hall as well as the 18 hole golf course and excellent boating facilities in the bay. Brodick has its own primary school then secondary school being at Lamlash to which pupils are conveyed daily.

Sheean View



FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY

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 302166; www.calmac.co.uk

If you would like us to collect you at the pier we will be pleased to do so and to transport you to and from the property.



PLEASE NOTE THAT ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY

The vendor or his 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 a contract.

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