

Arran Estate Agents



7 Hillview Place, Brodick

7 Hillview Place, Brodick, Isle of Arran.

Attractive mid terrace villa in an elevated estate near the centre of Brodick. Accommodation comprises entrance hall, lounge, kitchen/dining room, bathroom, and on the upper floor 3 bedrooms. Central heating. Front and rear garden areas with space for off road parking.

Directions: Leave Brodick Pier and turn right and then left by the side of the Co-operative. Follow the road which takes a sharp right hand turn and then turn left at the first exit. Proceed uphill and Hillview Place is the second on the left and number 7 is on the left mid way along this road.

ACCOMMODATION:

ENTRANCE HALL:

2.04M X 4.57M [6'8" X 15'0"]

A canopied entrance with partially glazed front door opens into a spacious entrance hall. There is a built in cupboard with space for coats. Access to the lounge, bathroom and the staircase to the upper floor.

LOUNGE:

5.25M X 3.56M [17'3" X 11'8"]

Good sized lounge with large windows looking out to the front garden. Tiled fireplace with an open fire and door leading through to the kitchen dining room.

KITCHEN/DINING:

4.18M X 2.68M [13'9" X 8'10"]

Recently fitted kitchen with beech coloured base and wall units with contrasting dark granite effect worktop incorporating a stainless steel oven, ceramic hob and stainless steel one and a half bowl sink. Plumbed for washing machine and dishwasher. It has built in cupboard and laminate tile effect flooring. There are windows to the rear overlooking the garden and door leading to rear entrance hall.

REAR ENTRANCE:

Off the rear entrance hall is a large built in cupboard housing the hot water cylinder and with some space for storage. Vinyl floor tiling. The partially glazed rear entrance door leads to the back garden area and access road.

BATHROOM:

2.04m x 1.71m [6'8" x 5'7"]

Bright family bathroom with white three piece suite comprising W.C., pedestal wash hand basin and bath with electric shower over. Partially tiled walls, laminate flooring and window to the rear.

..o0o..

From the entrance hall, the staircase leads to the top hall which has a window to the front.

BEDROOM 1:

4.56M X 2.62M [15'0" X 8'7"]

Bright double room with window to the front and built in wardrobe with shelf and hanging rail.

BEDROOM 2:

3.56M X 3.64M [11'8" X 11'11"]

Good sized double bedroom with window to the rear and built in wardrobe with shelf and rail. Views to Brodick Bay and the hills beyond.

BEDROOM 3:

3.83M X 2.70M [12'7" X 8'10"]

Another good sized double room with a built wardrobe and window to the rear again giving views to the sea and mountains.

GARDEN:

The garden to the front is enclosed with a small lawned area and some mature shrubs. To the rear the slightly sloping garden leads to an access road and can be utilised for parking for two cars. It also accommodates a garden shed.

SERVICES:

The property is connected to mains electricity, water and drainage. Central heating is by radiators run from a back boiler and hot water is also available by the immersion heater. Full broadband internet coverage is available in this area.

COUNCIL TAX:

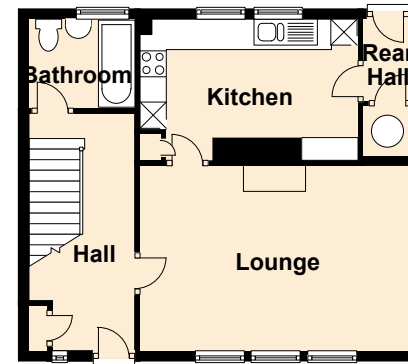
The property is banded 'A' paying £768 in 2008/09.

OTHER INFORMATION:

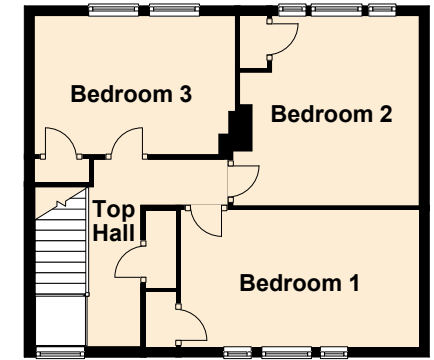
7 Hillview Place is a deceptively spacious family home located within a few minutes walk of the shops and banks and other amenities in Brodick. The windows to the main rooms have recently been replaced with double glazing.

It is well placed for the leisure facilities at Ormidale Park and Auchrannie as well as the local Bowling Green, Tennis Courts and of course the 18 hole Golf Course. Brodick has its own Primary School and the Secondary school is at Lamlash to which pupils are conveyed daily.

7 Hillview Place Ground Floor



7 Hillview Place First Floor



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 VIEWING 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 an contract.

Registered Office: 126 Drymen Road, Bearsden, Glasgow, G61 3RB | ARRAN ESTATE AGENTS is the trading name for ARRAN ESTATE AGENTS LIMITED

A601 Printed by Ravensworth Digital 01670 713330



Invercloy House, Brodick, Isle of Arran KA27 8AJ

01770 302310 | enquiries@arranestateagents.co.uk | www.arranestateagents.co.uk