

Arran Estate Agents



Shalarel, Brodick

Shalarel, Brodick, Isle of Arran

Substantial traditional red sandstone semi detached villa in prominent seafront location near the heart of Brodick. Accommodation comprises entrance vestibule and hallway, large dining room and ground floor bedroom, kitchen, pantry and utility areas. On the mezzanine floor are 2 double bedrooms and 2 bathrooms and on the upper floor a further 3 bedrooms and 2 public rooms. Well maintained family home in very good condition and beautiful location. PVC double glazing, oil fired central heating.

DIRECTIONS: From Brodick pier turn right, proceed through the village for approximately 400 metres where Shalarel is located on the left hand side.

ACCOMMODATION:

FRONT ENTRANCE:

Double external storm doors lead to quarry tiled vestibule/cloaks area with glazed inner screen to the Reception Hallway.

RECEPTION HALLWAY:

Spacious bright Reception hallway with high ceilings having decorative cornices and heavily moulded skirtings and architraves. The ornate staircase leads to a bright landing with mezzanine floor and then to a spacious top hall. To the rear is access to the kitchen at a lower level.

DINING ROOM:

4.70m x 5.43m [15'5" x 17'10"]

Large traditional dining room with bay window to the front overlooking Brodick Bay. Recessed press cupboard with glazed display window and open fire with marbled hearth and surround. Very comfortable imposing room.



VIEW OF BRODICK BAY AND GOATFELL FROM SHALAREL

BEDROOM 1:

4.67m x 3.30m [15'4" x 10'10"]

Large double bedroom to the rear of the property with en-suite toilet which is also plumbed for a shower [not presently fitted] if required.

At the rear hall a doorway leads to a small rear hall with a door through to cloakroom/utility cupboard and further door to the kitchen.

KITCHEN: 3.62m x 4.36m [11'11" x 14'4"]

At a slightly lower level from the ground floor apartments is the Dining/Kitchen which is fitted with attractive pine fronted base and wall units incorporating two deep stainless steel pot sinks and a circular inset stainless steel washbasin. There is modern RangeMaster cooker with 5 gas hobs with an electric ceramic hotplate as well as a double oven and grill, with illuminated extract hood over. The kitchen walls are fully tiled and the floor is finished with Amtico tiles.

Leading from the kitchen is a doorway through to the Utility area with external door to the back garden, and beyond the Utility is a small Pantry Kitchen with large freezer set into the oak fronted base wall units plus integrated fridge and freezer. There is also an automatic dishwasher and a window to the front garden.

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From the Reception Hallway the ornate staircase leads to a mezzanine floor landing with doorway to the rear hall where there are two bathrooms and two double bedrooms.

BATHROOM 1: 2.49m x 1.81m [8'2" x 5'11"]

Fitted with 3 piece coloured suite incorporating a shower over the bath, fully tiled walls. There is a shaver light and mirror with a towel rail radiator and a large built linen cupboard. There is a roof window to the side.

BATHROOM 2: 2.97m x 1.92m [9'9" x 6'4"]

Also fitted with a coloured bath, W.C. and washbasin this bathroom has a separate corner shower and also has a shaver light, mirror and towel rail radiator. There is a window to the side.

BEDROOM 2: 2.97m x 3.18m [9'9" x 10'5"]

Good double bedroom with window to the side with fitted washbasin.

BEDROOM 3: 2.94m x 3.18m [9'8" x 10'5"]

Further double bedroom also with window to the side with independent washbasin.

From the mezzanine landing stairs go up to the top hall. There is a bright high ceiling having 2 roof windows over the staircase.

BEDROOM 4: 4.69m x 3.30m [15'5" x 10'10"]

Large double room with window to the rear and incorporating ensuite shower room with separate roof window, fully tiled walls and Amtico tiled floor.



LOUNGE: 4.69m x 5.43m [15'5" x 17'10"]

Beautiful large room with bay window overlooking Brodick Bay with decorative panelled ingos around the windows. There is an open fire with a tiled hearth and surround and a recessed display cupboard. The room benefits from ornate cornices and wall and ceiling lighting.

BEDROOM 5: 3.20m x 4.05m [10'6" x 13'3"]

Further double bedroom with window to the front and fitted washbasin.

BEDROOM 6/SITTING ROOM: 4.51m x 4.09m [14'10" x 13'5"]

Presently used as a second sitting room. This large bedroom has a period cast iron inset fire with tiled surround set in a pine mantelpiece. There is a bay window to the front overlooking the bay.

BEDROOM 7:

5.45m x 4.66m [17'11" x 15'3"] overall

Substantial family room presently accommodating a double and two single beds and having a large window to the rear with fitted washbasin. The original fireplace, which is not presently in use, is still in place with an ornate mantelpiece.

GARDEN:

Shalarel has a small neat front garden leading to the wide pavement at the front, with a footpath leading round to the sheltered rear garden patio areas. There is a timber garden shed and where the large modern oil tank is located.

Located to the rear of the property is the Boiler House/Drying Room and there is an externally located rotary dryer.

SERVICES:

The property is connected to the mains electricity, water and drainage. Central heating is by the substantial oil fired boiler and radiators.

COUNCIL TAX:

Shalarel is banded 'F' paying £1,664.00 during 2008/09 excluding water and waste water charges.

OTHER INFORMATION:

Shalarel is a Victorian red sandstone building which was originally a prominent village shop with appended residential accommodation. Over the years the property was sub-divided creating two independent villas both with substantial and comfortable accommodation.

In the past Shalarel (previously known as Tigh-na-Mara) was a successful Guest House but in recent years has been used as a private residence although the accommodation lends itself very well for commercial use.

OTHER INFORMATION CONT:

Shalarel sits in the area of Brodick known as Invercloy with its own shops, bank and other amenities including the library, tennis courts, bowling green and of course the 18 hole golf course.

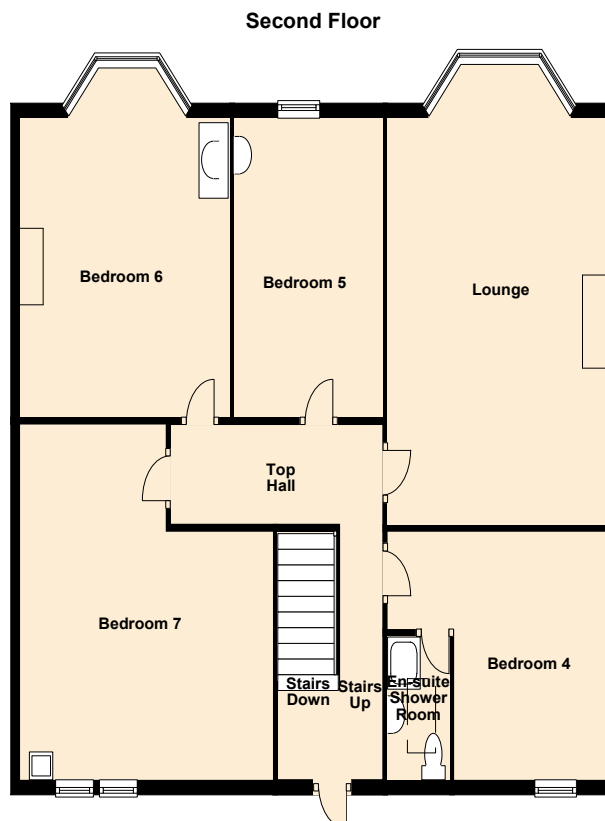
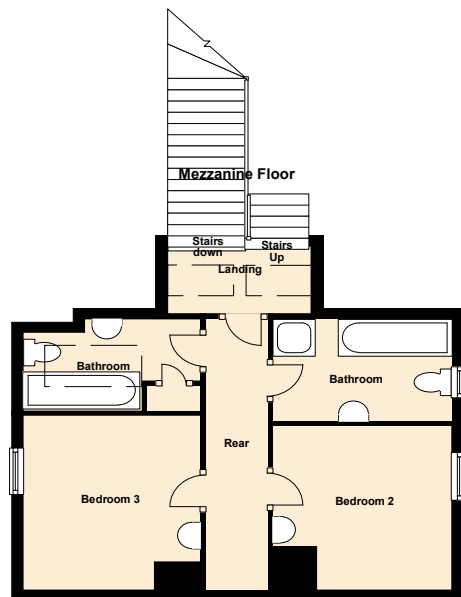
Brodick has its own primary school - the main secondary school being in Lamlash some 4 miles away to which pupils are conveyed daily.

Brodick is the main ferry terminal for the island as well as the main shopping centre. It has a beautiful beach with spectacular views across to Brodick Castle, Goat Fell and other hills around.



FLOOR PLANS • NOT TO SCALE • FOR GUIDANCE ONLY

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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 any contract.

A601 Printed by Ravensworth 01670 713330

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