

Arran Estate Agents



6, The Paddock, Brodick

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Auchrannie Paddock is adjacent to Auchrannie Country House Hotel, Spa Resort and Country Club and within a short distance of Brodick Village. This is the last opportunity to purchase a new property, finished to exacting standards, within this prestigious development. This recently completed executive detached villa comprises entrance porch, reception hallway, kitchen, lounge/dining room, conservatory, two double bedrooms (one with ensuite shower room) family bathroom and on the upper floor, a spacious gallery/study area and two further double ensuite double bedrooms. Oil fired central heating, double glazing and flat garden.

Directions: Turn right on leaving Brodick Pier and continue through the village. As the road bears right past the Brodick Golf Club, take the second exit on the left signposted to the Auchrannie Spa. Travel for a further two hundred metres, entering the Auchrannie complex on the left. Take the first left again on to the block pavior driveway and Number 6 is the third last house on the left.

ACCOMMODATION:

ENTRANCE PORCH: 2.38m x 1.53m (7'10" x 5'0")
Bright porch with ceramic tile floor and glazed inner door to hallway.

RECEPTION HALLWAY: 4.79m x 4.37m (15'9" x 14'4")
Spacious hallway with oak flooring and glazed screen to Dining area. Understair cupboard and access to all downstairs apartments.

KITCHEN: 4.50m x 2.96m (14'9" x 9'9")
Fully fitted kitchen with oak fronted base and wall units, contemporary worktops and integrated cooker and hob. Space for fridge, freezer and dishwasher. Cupboard housing oil fired boiler. Tile effect flooring. Hatch through to dining area. Window to the rear and door to the side.

LOUNGE: 5.08m x 4.27m (16'8" x 14'0")
Large open plan room with windows to the rear, gable door to the side, door through to Bedroom 1. Opens to the Dining area.

DINING AREA: 4.16m x 3.98m (13'8" x 13'1")
Good sized dining area with hatch through to kitchen and patio doors to the conservatory.

BATHROOM: 1.87m x 1.78m (6'2" x 5'10")
Family bathroom with white three piece suite comprising bath with central tap and glazed screen and shower over, wash hand basin incorporated within a vanity unit and W.C. and heated chrome plated towel rail. Contemporary tiled walls and floor.

BEDROOM 1: 3.23m x 3.07m (10'7" x 10'1")
Double bedroom or office with window to the front.



View to Auchrannie Country House Hotel

BEDROOM 2: 3.59m x 3.26m (11'9" x 10'8")
+ ensuite shower room
Double room with window to the front and ensuite shower room with white suite comprising wash hand basin, W.C. and glazed shower cubicle.

CONSERVATORY: 3.51m x 3.51m (11'6" x 11'6")
Good sized conservatory with double exterior doors leading to the rear garden. Translucent sheeting roof and ceramic tile flooring.

UPPER STUDY/GALLERY: 5.78m x 3.00m (19'0" x 9'10")
Spacious gallery overlooking the reception hallway, giving access to both upper bedrooms. Sliding patio doors to the rear leading to first floor balcony. This area could easily be utilised as a study/office or playroom. Roof windows.

BEDROOM 3: 3.63m x 3.18m (11'11" x 10'5")
+ ensuite shower room
Double room with fitted mirror door wardrobes. Dormer window to the front. Ensuite shower room has ceramic tiled floor and walls, glazed shower cubicle, and white wash hand basin and W.C. Heated towel rail and roof window.

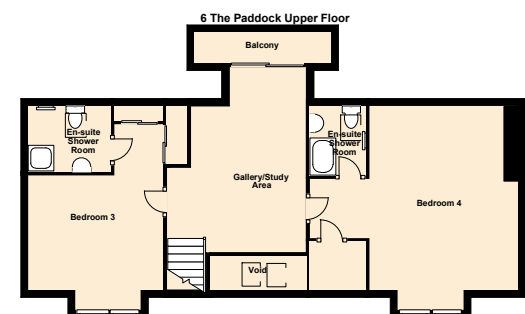
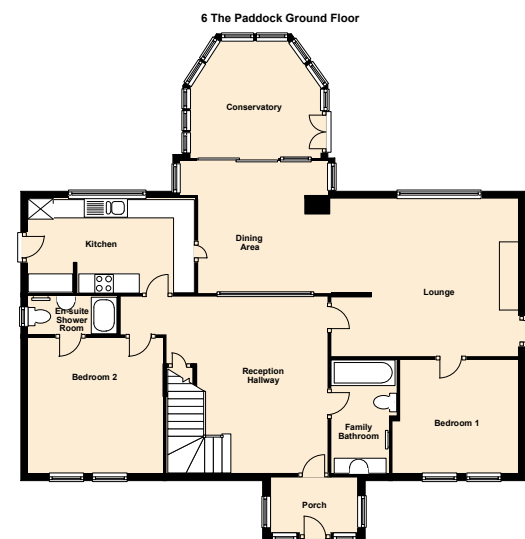
BEDROOM 4: 5.00m x 4.61m (16'5" x 15'1")
+ ensuite shower room
Master bedroom with ensuite shower room, large built cupboard and dormer window to the front. Ensuite shower room comprises large shower and white W.C. and wash hand basin. Heated towel rail, ceramic tiling to both floor and walls. Roof window.

GARDEN:
The garden is relatively flat, laid to lawn and bounded to the rear by a timber screen fence. There is a ramped slab pathway leading to the front door and slabbed pathway to both sides of the property. Space for garage if required.

SERVICES:
The property is connected to mains electricity and water. Drainage is to a central pumping station which will be adopted by Scottish Water.

COUNCIL TAX:
6, The Paddock is currently banded 'F' for council tax, paying £1664.00 in 2008/09

OTHER INFORMATION:
The Paddock is immediately adjacent to the superb leisure facilities at Auchrannie and a few minutes flat walk from Brodick village centre where other amenities 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 the excellent boating in the bay. Brodick has its own primary school, the Secondary school being at Lamlash to which pupils are conveyed daily.



FLOOR PLANS NOT TO SCALE : FOR INFORMATION 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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A601 Printed by Ravensworth 01670 713330



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