



## 29 Hillview Place, Brodick

Delightful mid-terraced villa in convenient location within easy access of the centre of Brodick. Accommodation comprises entrance hallway, lounge, kitchen, rear porch and coal cellar and on the upper floor two bedrooms and bathroom. Small enclosed rear and front gardens. Electric central heating. An excellent starter home.

Directions: From Brodick pier turn right and then immediately left prior to the Co-Op. Proceed up and round to the right and take the first road on the left where Hillview Place is the second turning on the left and No 29 is the third house on the right.

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# 29 Hillview Place, Brodick, Isle of Arran.

## ACCOMMODATION:

Double glazed front entrance leads to the entrance hallway with spacious understair cupboard.

**LOUNGE:** 3.26m x 5.81m (10'8" x 19'1") overall

Good sized full depth lounge with open fire, tiled hearth and surround. Windows front and rear.



**KITCHEN:** 2.52m x 3.31m (8'3" x 10'10")

Located to the rear, the kitchen has fitted base and wall units and there are two built cupboards. There is a stainless steel sink and window to the rear. Entrance door to covered porch area.

## PORCH AND COAL CELLAR:

Outshot to the rear there is a covered area handy for storing coats, etc and beyond that is a coal cellar - suitable for use as a garden store if required.

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*From the entrance hallway a stairway leads to a quarter landing and then to the top hall with ceiling hatch to the loft above.*

**BATHROOM:** 1.86m x 1.69m (6'1" x 5'7")

The bathroom is fitted with a 3 piece white suite with a shower over the bath, there are tiled walls and floor. Window to the rear.

**BEDROOM 1:** 4.51m x 3.02m (14'10" x 9'11") overall plus cupboard

Good sized double room with 2 windows to the front and excellent built cupboard.

**BEDROOM 2:** 3.57m x 3.07m (11'9" x 10'1")

Further double bedroom located to the rear with built cupboard housing the hot water tank.

## SERVICES:

The property is connected to mains electricity, water and drainage. Central heating is by storage heaters.

## GARDENS:

29 Hillview Place has small enclosed front garden and to the rear a larger garden also with mature hedging all round.

## COUNCIL TAX:

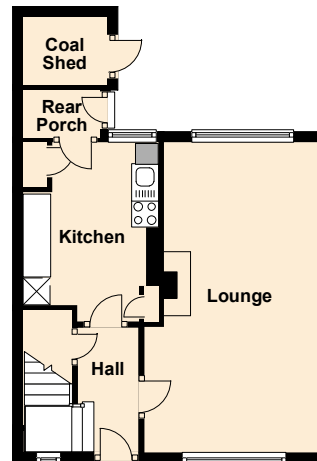
The property is banded "A" paying £768 in 2009/10.

## OTHER INFORMATION:

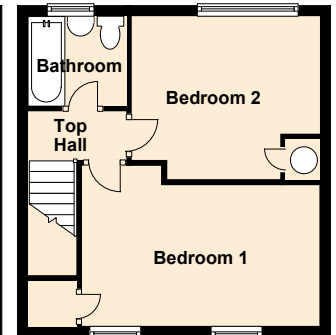
This deceptively spacious property offers an excellent opportunity for a first time buyer and is a short distance from the centre of Brodick.

Amenities within Brodick include the primary school - the secondary school being at Lamlash to which pupils are conveyed daily. Brodick also has excellent leisure facilities at Ormidale Park and Auchrannie as well as the 18 hole golf course, bowling green, tennis courts and excellent boating facilities in this attractive bay. Brodick has the best selection of shops on the island as well as being the island's principal port.

## 29 Hillview Place Ground Floor



## 29 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](http://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.



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## 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.