

Arran Estate Agents



Heathfield House, Brodick

Heathfield House, Old Manse Road, Brodick, Isle of Arran.

Spacious detached villa in a central location within the village of Brodick. Accommodation comprises entrance hallway, lounge, kitchen, two double bedrooms, shower room and on the upper floor two large double bedrooms and bathroom. Lawned garden and space for parking. Oil fired central heating and double glazing.

Directions: From Brodick pier turn right and proceed through the village. Pass the shops at Invercloy and proceed for 200 metres, turn left up Manse Road opposite the Brodick Village Hall and Heathfield House is on the left facing the sports ground.

ACCOMMODATION:

ENTRANCE HALL:

Located immediately to the rear of the former Heathfield Hotel, Heathfield House has three ground floor entrances. The main entrance is through a hardwood door with a decorative glazed panel, which gives access to the entrance hallway and leads on to all apartments.

LOUNGE: 4.48m x 4.43m [14'8" x 14'6"]

From the entrance hall a multi pane glazed door leads to the bright, spacious lounge with two windows to the side and a front gable window. There is a feature fire place with decorative fire surround, natural stone hearth and pine mantel piece housing an electric stove.

KITCHEN: 3.57m x 3.81m [11'9" x 12'6"] overall

Multi pane door leads to the kitchen which has space for dining. It is fitted with pale contemporary base and wall units and contrasting hi-gloss marble effect dark blue work surface incorporating a stainless steel sink and an electric oven and hob with extract fan over. There is space for a freestanding fridge freezer, washing machine and tumble drier and the oil fired boiler. External door to rear garden.



BEDROOM 1: 3.53m x 2.16m [11'7" x 7'1"]

Small double bedroom with two windows to the side.

BEDROOM 2: 3.53m x 2.22m [11'7" x 7'3"]

Similar sized bedroom with window to the rear.

SHOWER ROOM: 1.74m x 2.25m [5'9" x 7'5"]

Partially tiled shower room with tile effect vinyl floor covering. Shower cubicle with electric shower and white wash hand basin and WC.

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From the hallway the staircase leads to the galleried top hall with further cupboard housing the water tank and shelved for linen.

BEDROOM 3:

4.53m x 4.46m [14'10" x 14'8"]

Spacious, bright double bedroom with two windows to the side and outshot bay window to the front gable. Wood effect laminate floor and fitted wall and drawer units.

BEDROOM 4:

4.67m x 4.46m [15'4" x 14'8"] overall

Large double with two windows to the side and two on the rear gable and having two built wardrobes supplying ample storage space.

FAMILY BATHROOM:

1.73m x 2.16m [5'8" x 7'1"]

Partially tiled family bathroom with coloured 3 piece suite. Wood effect laminate flooring and wall mounted, chrome plated towel rail.

GARDEN:

The main entrance has a concrete area with sufficient space for parking and accommodating the oil storage tank. There is a large lawned area to the rear of the property as well as a large 'patio' area.

SERVICES:

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

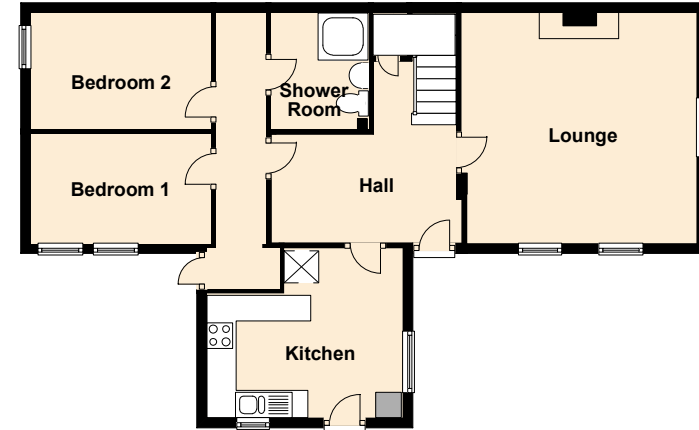
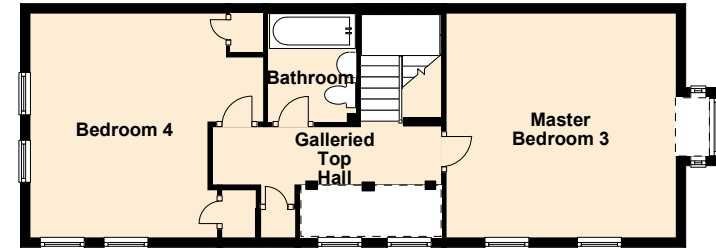
COUNCIL TAX:

The property is banded "E" paying £1408.00 in 2009/10.

OTHER INFORMATION:

Heathfield House is located near the centre of Brodick where there are leisure facilities at Ormidale Park and the Auchrannie Spa, as well as the local Bowling Green, Tennis Courts and of course the 18 hole Golf Course. There is a local Primary School - the Secondary school being at Lamlash to which pupils are conveyed daily. The property is a short flat walk to the local shops and other local amenities.

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Heathfield House Ground Floor**Heathfield House First Floor & Mezzanine****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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