

Arran Estate Agents



Bewley, Sheean Drive, Brodick

Bewley, 10 Sheean Drive, Brodick

Most attractive modern detached bungalow in the popular Glen Estate within short walking distance of the centre of Brodick. Accommodation comprises entrance porch, central hallway, 2 bedrooms, bathroom, kitchen, dining area, lounge and conservatory. Attractive flat garden with appended garage and greenhouse. Full electric central heating, double glazed and insulated to a high standard.



Directions:

From Brodick Pier turn right and proceed through the village passing Brodick Golf Clubhouse on the right hand side. Carry on for approximately 250 metres and turn left up Glen Cloy Road, signposted 'Auchrannie Resort', for approximately 200 metres passing the entrance to the Auchrannie Spa on the left hand side and turn first right into Sheean Drive then first right again where Bewley is on the right hand side set back off the road.

ACCOMMODATION:

ENTRANCE VESTIBULE/CLOAKS:

Heavy external door leads to the Porch/Cloaks area with glazed screen and door to the hallway. Quarry tiled floor and window to the front.

HALLWAY:

Wide reception hallway with built 3 door wardrobe and large cupboard accommodating the hot water tank. Ceiling hatch to insulated loft over.

BEDROOM 1:

[3.57 X 3.10M] [11'9" X 10'2"]

Double bedroom with built 2 door wardrobe with shelving and window to the front giving views towards the Sheean hills.

BEDROOM 2:

[3.10 X 3.21M] [10'2" X 10'6"]

Further double or twin bedded room also having built wardrobe and window to the rear overlooking the garden.

BATHROOM:

[2.11 X 1.84M] [6'11" X 6'0"]

Family bathroom with 3 piece coloured suite including electric shower over the bath, heated towel rail, partially tiled walls and pine dado. Timber effect laminate flooring and window to the rear.

KITCHEN: [3.59 X 3.50M] [11'9" X 11'6"]

Bright kitchen with oak effect base and wall units plus open shelved wall units. There is a white ceramic 1½ bowl sink incorporated in the melamine worktop and freestanding automatic washing machine, tumble dryer, dishwasher, fridge, freezer and Tricity Bendix electric cooker with extract hood over. External door to the rear garden, window to the rear and doorway through to the dining area.

DINING AREA: [2.92 X 3.59M] [9'7" X 11'9"]

Open plan to the lounge - the dining area has patio doors to the rear. Fully glazed door to the conservatory.

LOUNGE: [5.89 X 3.63M] [19'4" X 11'11"]

Good sized lounge with open fireplace currently housing an electric fire. Large window to the front with views to the front garden and the Glen Cloy hills beyond.

CONSERVATORY: [2.84 x 3.12M] [9'4" x 10'3"]

Spacious conservatory with translucent sheet roof and timber effect laminate flooring. External door to the rear garden.

GARAGE: [3.70 X 6.5 M] [12'2" X 21'4"]

Appended to the side of the house is a brick built garage with up and over door to the front and rear entrance door to the back garden. Lighting and power.

GARDEN:

Bewley is set back from the quiet estate road and has a shared gravel area leading to the driveway to the garage and parking area. The garden is flat with lawns and flowerbeds and to the rear it is very private with mature trees and shrubs and a small greenhouse.

SERVICES:

The property is connected to mains electricity, water and drainage. Central heating is by electric storage heaters and convectors on a 'Total Control' tariff.

COUNCIL TAX:

The property is currently banded 'E' for council tax paying £1889.03 in 2009/10 which includes water and waste water charges.

OTHER INFORMATION:

Bewley is part of the very popular Glen Estate which is close to the centre of Brodick within easy access of the leisure facilities at the Auchrannie, Brodick Golf Course and Ormidale Park. Also close by is Brodick Primary School - the secondary school being at Lamlash to which pupils are conveyed daily by bus.

Other amenities in Brodick include an excellent selection of shops, hotels, restaurants and the islands' banks. Brodick is the main ferry port for the island with boating facilities in Brodick Bay.

Included in the sale are the white goods in the kitchen including washing machine, tumble drier, dishwasher, fridge, freezer and cooker. Although these items are believed to be in working order, they have not been tested and no warranty is given in this connection.



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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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Arran Estate Agents, Invercloy House, Brodick, Isle of Arran KA27 8AJ

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