



Norwood, Alma Park, Brodick

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Delightful detached bungalow in the popular Alma Park Estate enjoying views across Brodick bay to the Goatfell range of mountains. Accommodation comprises entrance vestibule, lounge / dining room, kitchen, sun lounge, shower room, bathroom, three bedrooms and hobby / storage areas in the basement. Total Control central heating and double glazing. A well maintained home in an elevated location a short distance from the village centre. Mature garden with garage and off road parking.

Directions:

From Brodick pier turn right, travel for approximately 100 metres then turn left immediately before the Co-op. Travel up and follow the road round to the right, take the second turning on the left into Alma Park and follow the road for approximately 250 metres where Norwood is located on the left hand side.

ACCOMMODATION:

ENTRANCE VESTIBULE:

From the front patio, steps lead to the front entrance vestibule which has oak flooring and a multi pane internal door which opens into the lounge / dining room.

LOUNGE: 4.50m x 5.88m (14'9" x 19'3")
DINING ROOM: + 2.98m x 2.92m (9'9" x 9'7")

Spacious, bright lounge which is open plan to the dining area and has an electric feature fire inset in a decorative surround with timber mantle and marble hearth. There is recessed lighting and window to the front giving spectacular views towards Brodick Bay and the mountains beyond. Archway through to the dining area which also has a large window to the front and sliding door through to the kitchen.

KITCHEN: 2.92m x 4.77m (9'7" x 15'8")

Modern kitchen fitted with white wall and base units and having granite effect worktops with inset 1½ bowl stainless steel sink, a circular hand basin and soffit lighting. It has a ceramic hob, integrated electric fan oven and grill and extractor unit over. There is plumbing for a washing machine and dishwasher and space for tumble drier and fridge freezer. Laminate tile effect flooring, window to the side and doorway through to the sun lounge.



View from Norwood

SUN LOUNGE: 3.25m x 4.30m (10'8" x 14'1")

Well proportioned, bright sun lounge with windows to three sides, laminate flooring, door to the garden and access to shower room. Electric underfloor heating.

SHOWER ROOM: 0.88m x 2.78m (2'11" x 9'1")

Fully tiled shower room with white suite comprising wash hand basin, W.C. and shower cubicle with electric shower. Electric heated towel rail.

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The hallway which leads off the rear of the lounge gives access to the bedrooms and bathroom and has a loft hatch to the partially floored, well insulated loft.

BEDROOM 1: 3.48m x 3.12m (11'5" x 10'3")

Good sized double bedroom currently used as a twin room and having built in wardrobe. Window to the side and recessed lighting.

MASTER BEDROOM:

3.50m x 3.89m (11'6" x 12'9")

The master bedroom has ample storage space with the built in wardrobe and wall units which run the length of the room. Window to the side and recessed lighting.

BEDROOM 3:

3.93m x 2.91m (12'11" x 9'7")

Further double room with window to the side, recessed lighting and wall units.

BATHROOM:

2.92m x 2.67m (9'7" x 8'9")

Spacious family bathroom with white suite comprising double ended bath, wash hand basin, W.C. and corner shower unit with electric shower. Light tube gives natural light from above. Electric heated towel rail.

HOBBY / STORAGE AREA:

Accessed from the garden, the basement space has been converted and lined to create a practical hobbies area, utility and storage area with addition storage beyond.

GARDEN:

Steps lead from the gravel driveway to the front paved patio area and from there the gravel path continues to the rear where the sloping garden is laid to lawn with vegetable beds, flower beds and some mature shrubs.

There is off road parking on the gravel driveway to the front of the garage.

GARAGE:

Large garage with power and light, window to the side and an 'up an over' vehicle door.

SERVICES:

The property is connected to mains water, electricity and drainage.

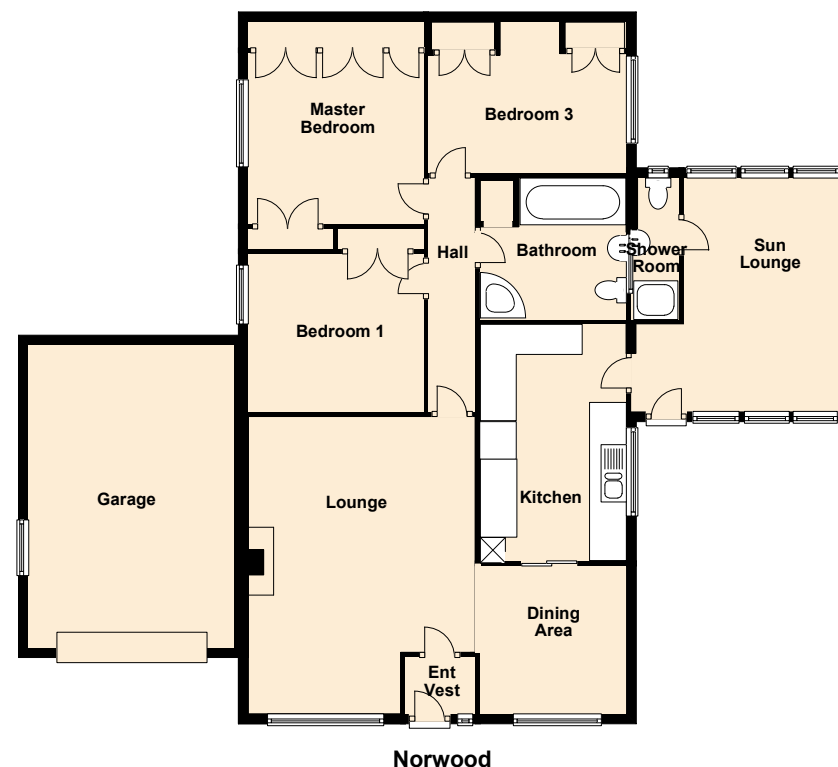
COUNCIL TAX:

Norwood is banded 'E' paying £1889.03 in 2010/2011 including water and waste water charges.

OTHER INFORMATION:

Norwood is a traditionally built bungalow in this popular elevated estate, making it an ideal family or holiday home.

It is a few minutes walk from the village centre with excellent leisure facilities including those at Auchrannie and The Ormidale Sports Centre. Other amenities within Brodick include banks, shops, hotels, restaurants and pubs, tennis and bowling facilities, public library and the village hall as well as the 18 hole golf course and excellent boating facilities in the bay. Brodick has its own primary school, the secondary school being at Lamlash to which pupils are conveyed daily.



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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