

Arran Estate Agents



Flat No 2 Cooper's House, Brodick

Flat No 2 Cooper's House, Brodick, Isle of Arran

Centrally located upper floor flat located in the heart of Brodick with accommodation comprising shared entrance vestibule and hallway, ground floor store, upper floor hall, two bedrooms, bathroom, large dining/ kitchen and lounge. Electric central heating and double glazing. Very conveniently located for shops and other amenities.

Directions: from Brodick Pier turn right proceed for approximately half a mile to Invercloy where the ground floor entrance to the flat is between Wooleys Bakers Shop and Inspirations Gift Shop.

ACCOMMODATION:

MAIN ENTRANCE:

The external door leads directly from the pavement to the inner vestibule and thereafter to a shared hallway leading to the entrance to the flat.

ENTRANCE HALL:

Glazed inner door leads from the common entrance hallway to the inner hall with roof window over, rear store and staircase to upper accommodation.

STOREROOM: 2.61m x 4.37m (8'7" x 14'4") overall

Spacious ground floor storage area located to the rear of the property. Walk in stair cupboard and open storage sections

... etc ...

From the entrance hallway the winding staircase leads to the top hall and thereafter to the inner hall within the flat.

BATHROOM: 2.68m x 1.98m (8'10" x 6'6")

The bathroom has a three piece white suite incorporating a shower over the bath and having a window to the side.

STOREROOM 1: 1.12m x 2.00m (3'8" x 6'7")

Walk in storage area with ceiling hatch to the spacious loft over.

BEDROOM 1: 3.03m x 3.01m (9'11" x 9'11")

Good sized double bedroom with large window to the side and having built wardrobe.

BEDROOM 2: 3.03m x 2.97m (9'11" x 9'9")

Similar double room also with window to the side and built wardrobe.

DINING/KITCHEN: 4.19m x 3.71m (13'9" x 12'2")

L-shaped kitchen fitted with light coloured base units with wood effect work surface incorporating stainless steel sink. Space for dining.

LOUNGE: 4.40m x 2.87m (14'5" x 9'5")

At a slightly lower level the lounge has two windows to the rear.

SERVICES:

The property is connected to mains electricity, water and drainage. Central heating is by electric storage heaters on an "off-peak" tariff.

COUNCIL TAX:

The property is banded "C" paying £1,024 in 2011/12 excluding water and waste water charges.

OTHER INFORMATION:

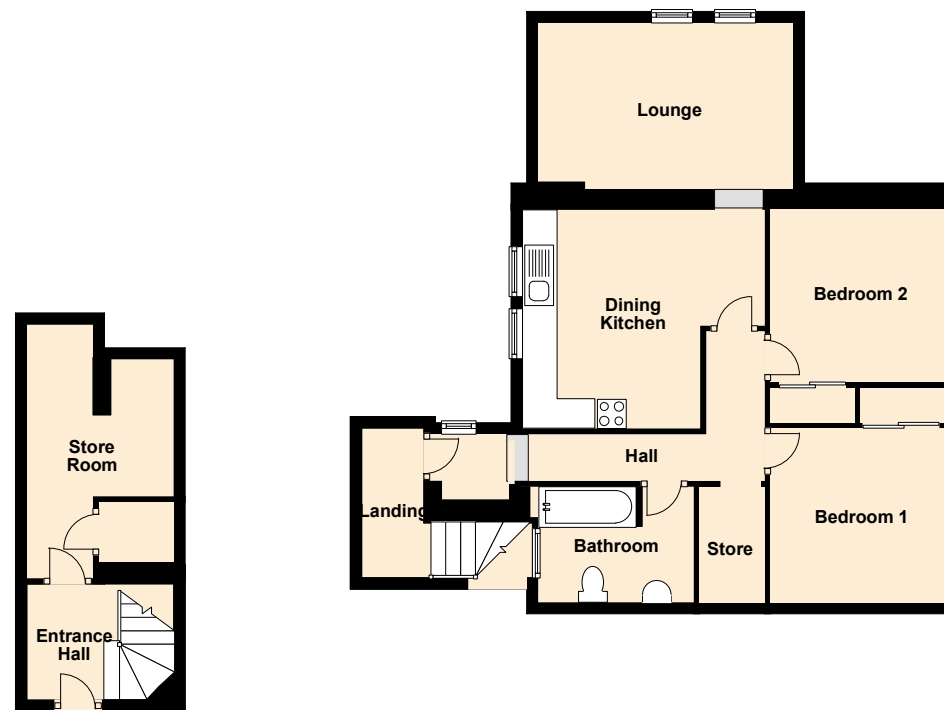
Flat No 2 is located to the rear of Cooper's House building with south facing aspect and views across adjacent properties. The flat offers spacious accommodation.

It is located in the heart of Invercloy in Brodick and is well placed for access to all local amenities including bowling and tennis, shops, banks, pubs and restaurants and is within a few minutes walk of the club house of Brodick Golf Club. Also within Brodick are the excellent leisure facilities at Auchrannie and Brodick has its own Primary School - the Secondary School being at Lamlash some four miles to the south.

The flat is contained within a building which is certified by North Ayrshire Council as being of Architectural and Historical merit.

... *Oh* ...

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.



Ground Floor Entrance

Flat No2 Cooper's House

FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY



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.



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

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