

*Arran Estate Agents*



*Hamnasoe, 2 Alma Park, Brodick*

# Hamnavoe, 2 Alma Park, Brodick, Isle of Arran

Deceptively spacious 2 bedroom detached bungalow in prominent elevated location within Alma Park near the centre of Brodick. Accommodation comprises entrance vestibule and hallway, 2 double bedrooms, bathroom, dining room, sun lounge, lounge, kitchen and porch. Mature flat garden with garage, shed and greenhouse. Electric central heating and double glazing. Attractive property within a short distance of amenities in Brodick.

**Directions:** From Brodick pier turn right and take first left up Alma Road before the Co-Op. Proceed round to the right for approximately 200 metres passing the red sandstone Alma Terrace and turn left into Alma Park where Hamnavoe is on the right hand side, immediately past Manse Crescent.

## *ACCOMMODATION:*

### **ENTRANCE VESTIBULE:**

The front entrance to the property leads directly into the small entrance vestibule with good sized walk-in cupboard. Inner door to hallway.

### **HALLWAY:**

Central hallway with large cupboard and access hatch to the loft above.

### **BEDROOM 1:**

**3.66m x 3.07m [12'0" x 10'1"]**

Good sized double room to the front of the property and having built wardrobe. Window to the front.

### **BEDROOM 2:**

**3.65m x 3.10m [12'0" x 10'2"]**

Similar bedroom to the rear also having built wardrobe. Window to the rear.

### **BATHROOM:**

**1.68m x 2.57m [5'6" x 8'5"]**

The bathroom is fitted with a 3 piece coloured suite incorporating a shower over the bath. There are partially tiled walls, non slip vinyl flooring and heated electric towel rail. Window to the rear.

### **DINING ROOM:**

The dining room is centrally located with doors to the lounge at the front, kitchen and sun lounge to the rear.

**2.80m x 3.61m [9'2" x 11'10"]**

### **LOUNGE:**

Bright spacious lounge with windows to the front and side giving views across Brodick bay to the mountains beyond. There is a corner mounted focalpoint fire and glazed sliding doors to the dining room at the rear.

**5.88m x 3.58m [19'3" x 11'9"]**

### **SUN LOUNGE:**

The sun lounge is out-shot to the rear with windows to three sides enjoying views over the sheltered garden.

**3.11m x 3.56m [10'2" x 11'8"]**

### **KITCHEN:**

Good sized kitchen with modern light coloured base and wall units with wood effect work surface incorporating a double drainer stainless steel sink. The kitchen is wired for an electric cooker and plumbed for an automatic washing machine. There is a built cupboard housing the hot water cylinder.

**2.98m x 3.63m [9'9" x 11'11"]**



### PORCH:

1.80m x 2.14m [5'11" x 7'0"]

To the side of the property the porch is presently used as a utility room accommodating a chest freezer and a tumble drier and has windows and an external door to the side garden.

### GARDEN:

Hamnavoe has a mature sheltered garden with hedges, trees, shrubs and lawns to front, rear and sides. There is a timber garage and shed and a greenhouse to the rear.



### COUNCIL TAX:

The property is banded "E" paying £1408 in 2011/12 excluding water and waste water charges.

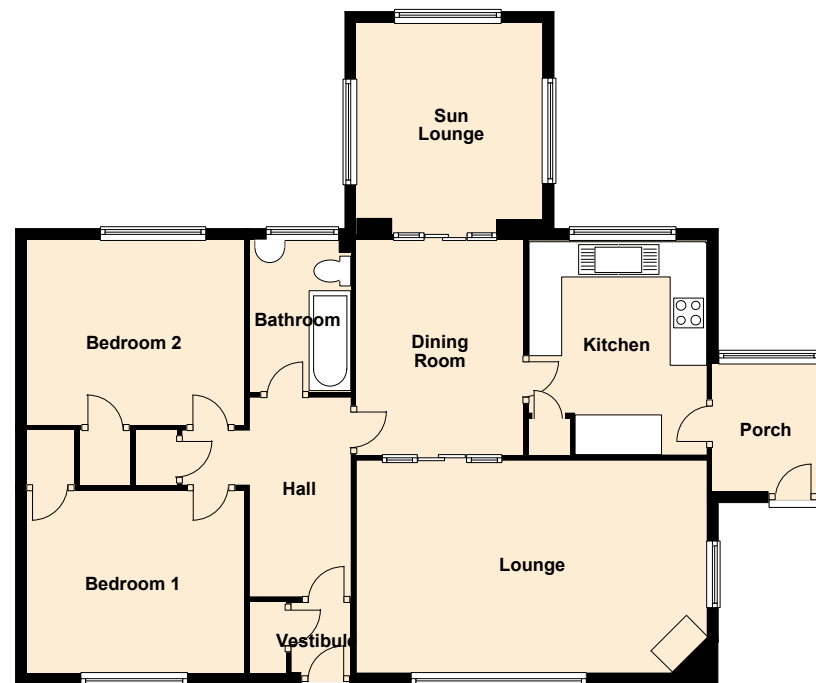
### SERVICES:

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

### OTHER INFORMATION:

Hamnavoe, which is located at the entrance to Alma Park has a mature garden giving privacy to the sides and rear. The garden is well stocked with colourful shrubs, constantly changing throughout the season.

It is within a short walking distance of the centre of Brodick with 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.



Hamnavoe, 2 Alma Park

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.



### 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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