

Arran Estate Agents



Rowan Lodge, 10 The Paddock, Brodick

Rowan Lodge, 10 The Paddock, Auchrannie, Brodick, Isle of Arran

Beautifully presented detached villa within this modern development in the former paddock adjacent to the Auchrannie Hotel. Ideal permanent residence or holiday let with the benefit of the facilities at Auchrannie if required. Accommodation comprises entrance porch and spacious hallway, 2 ground floor bedrooms with en-suite facilities, luxury kitchen, open plan lounge/dining area and conservatory and on the upper floor central play area with a further 2 double bedrooms both with en-suite facilities. The property is available fully furnished if required and is within a short walk of Brodick shops and other amenities.

Directions: From Brodick pier turn right and proceed through the village passing Brodick golf club clubhouse on the right hand side. Proceed for a further 200 metres and turn left up Glencloy Road, then turn second left into Auchrannie Spa and then left again into The Paddock development where Rowan Lodge is located on the right hand side.

Accommodation:

Entrance Porch: 2.40m x 1.54m [7'10" x 5'1"]

The ramped front entrance leads directly into the bright entrance porch with ceramic floor tiles making an excellent area for wet clothes and shoes. Patterned glass inner door to the hallway.

Hallway: 3.61m x 4.40m [11'10" x 14'5"]

Bright spacious hallway with roof windows over and finished with oak flooring and oak finishings to doors and skirtings. Large feature window to the dining area at the rear and walk in cupboard below the stairs.

Bedroom 1: 5.01m x 3.07m [16'5" x 10'1"] overall

Bright double room to the front with en-suite shower room finished with double width shower, fully tiled walls and floors, WC, wash hand basin, electric heated towel rail and recessed lighting.

Lounge/Dining Room: 7.92m x 4.30m [26'0" x 14'1"] overall

Bright open plan living and dining area with wall mounted gas fire and large bay window to the rear. From the lounge there is access through to the conservatory and from the dining area double doors lead to the spacious kitchen.

Conservatory: 3.47m x 3.50m [11'5" x 11'6"]

Appended to the gable of the property, the conservatory has double doors leading to the garden. It has a translucent sheeted roof and is finished with ceramic tiling to the floors and enjoys views across the garden.

Kitchen: 4.43m x 2.97m [14'6" x 9'9"]

Beautifully finished kitchen with oak pattern base and wall units and charcoal coloured work surface incorporating 1 ½ bowl stainless steel sink and integrated electric hob and oven with extract hood over, as well as washing machine, tumble drier and dishwasher. Built cupboard accommodates the oil fired central heating boiler and window overlooks the rear garden.

Bedroom 2: 3.71m x 3.20m [12'2" x 10'6"]

Further double room with windows to the front and having en-suite bathroom with shower bath, WC and wash hand basin. This en-suite facility can also be accessed from the hallway.

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From the hallway the winding staircase leads to the open plan play area with double roof lights to the front and sliding patio doors to the balcony at the rear.

Bedroom 3: 3.69m x 4.47m [12'1" x 14'8"]
Plus wardrobe and en-suite

Beautifully appointed double room with en-suite shower room having dormer window to the front and roof window to the rear. There are two built wardrobes with mirrored sliding doors.

Bedroom 4: 5.05m x 5.08m [16'7" x 16'8"]

Master bedroom also with dormer window to the front and having en-suite shower room to the rear with roof window.

Garden:

Rowan Lodge has a flat garden with off-road parking for several cars, space for a garage if required. To the rear there is a raised decked area from the dining room and slabbed patio by the conservatory. There is a backdrop of mature trees that separates the house from the Auchrannie Hotel grounds.

Services:

The property is connected to mains electricity, water and drainage. Central heating is by the free standing oil fired boiler located in the kitchen, supplemented by the gas fire in the lounge.

Council Tax:

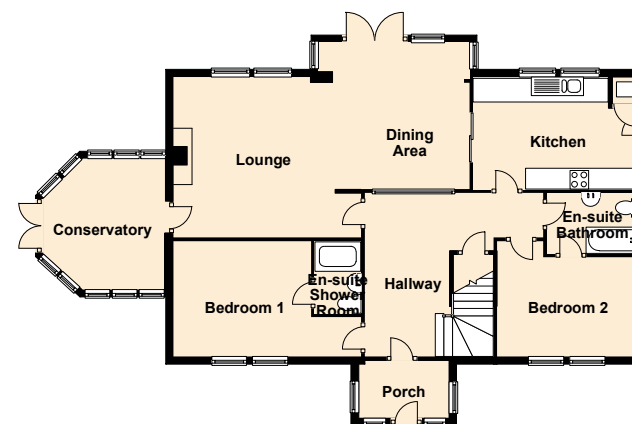
The property is banded "F" paying £1,664.00 in 2011/12 excluding water and waste water charges.

Other Information:

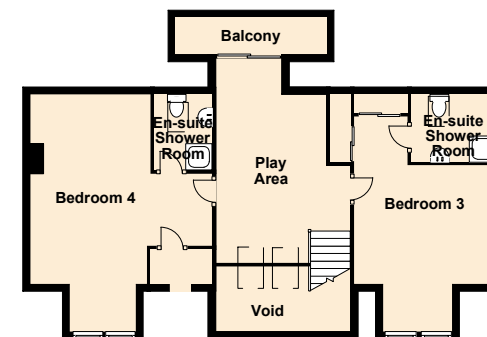
Rowan Lodge is part of a twelve house development in the grounds of the Auchrannie Hotel and is well placed for access to the hotel facilities as well as amenities within the Brodick village. The property offers excellent rental potential and details of a trading history of Rowan Lodge will be available if required.

The property is offered for sale fully furnished and equipped if required to facilitate ongoing rental.

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.



Rowan Lodge Ground Floor



Rowan Lodge First Floor

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.



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