

Arran Estate Agents



Berwyn, Strathwhillan

Berwyn, Strathwhillan Road, Brodick, Isle of Arran

Recently refurbished detached bungalow in spectacular location at Strathwhillan overlooking Brodick Bay. Accommodation comprises entrance vestibule and hallway, 4 bedrooms, shower room, bathroom, kitchen, utility room, dining room, lounge and attic room. Good sized garden and expansive decking to the front of the house. Most attractive property in a much sought after location.

DIRECTIONS: From Brodick Pier turn left and proceed up the hill taking the first turning left toward Strathwhillan. Carry on for approximately ¼ mile where Berwyn is the third last bungalow on the right hand side before the corner in the road.

ACCOMMODATION:

FRONT ENTRANCE:

To the front of the property is a large decked area from which access is gained to the small entrance vestibule and thereafter to the inner hall.

LOUNGE: 4.70m x 3.70m [15'5" x 12'2"]

Bright lounge with bay window overlooking Brodick bay, Brodick Castle and Goat Fell. Focal point fireplace presently housing an electric fire.

DINING ROOM: 2.52m x 4.15m [8'3" x 13'7"]

Also located to the front the dining room has patio doors to the decking and a gable window enjoying spectacular views to the hills. Link door through to the utility room and staircase to the attic room over.

UTILITY/CLOAK ROOM: 2.52m x 2.80m [8'3" x 9'2"]

Handy utility/cloak room with vinyl flooring and freestanding oil fired boiler. Door to the rear and window to the side. Plumbing for automatic washing machine.



KITCHEN: 3.28m x 3.29m [10'9" x 10'10"]

The kitchen has been recently re-fitted with attractive Ikea base and wall units with corner carousels, soft close drawers and a 1½ bowl stainless steel sink plus an electric hob with an extract hood over and electric oven. There is also a built cupboard housing the hot water tank and the walls are partially tiled with window to the rear.

BATHROOM: 1.66m x 2.38m [5'5" x 7'10"]

Attractive bathroom with recently installed 3 piece white suite incorporating a shower over the bath, WC, wash hand basin and chromium plated towel rail. There is a mirror door wall cabinet and non slip vinyl to the floor.

BEDROOM 1: 4.26m x 2.39m [14'0" x 7'10"]

Double room with built storage/wardrobe accommodation. Window to the rear.

BEDROOM 2:

3.10m x 3.54m [10'2" x 11'7"]
plus en-suite shower room

Further double room with en-suite shower room to the rear fitted with a curved corner shower with multi-jet fitment, WC, wash hand basin, fully tiled walls and chromium plated towel rail.

BEDROOM 3:

3.02m x 3.54m [9'11" x 11'7"]

Further double bedroom with window to the front.

BEDROOM 4:

3.16m x 3.02m [10'4" x 9'11"] overall

Handy attic bedroom or office with two roof windows to the front and one to the rear over the staircase.

ATTIC ROOM:

2.53m x 4.92m (8'4" x 16'2")

The unique Italian design staircase leads from the rear of the dining room to the floored and lined attic area which is suitable as additional bed space with three windows.

GARDEN:

The front garden has a long driveway with adequate parking for several cars and to the rear is a concrete base with space for a double garage with lighting and power. The garden is bounded by mature hedging and enjoys an elevated open aspect across fields towards Brodick bay, the castle and mountains beyond.

SERVICES:

The property is connected to mains electricity and mains water. Drainage is to a septic tank located in the garden. Central heating is by the oil fired boiler in the utility room with recently installed oil tank at the rear.

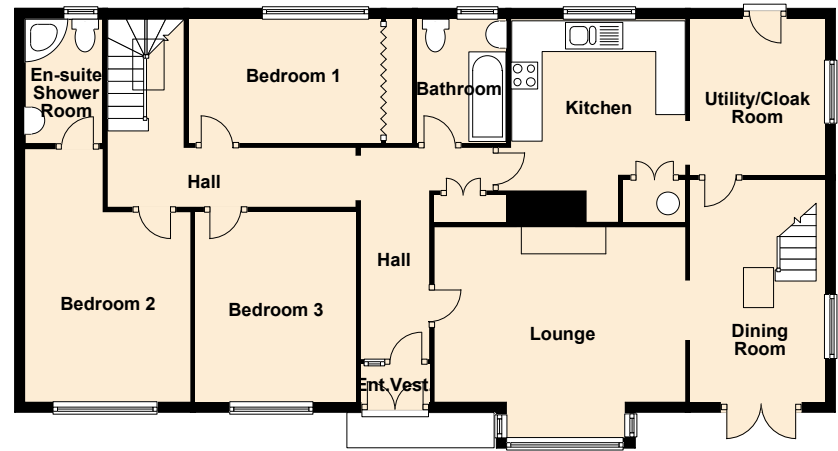
COUNCIL TAX:

The property is banded "D" paying £1152.00 plus water charges of £182.16 in 2011/12.

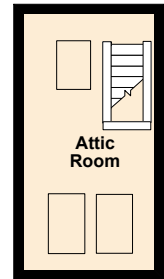
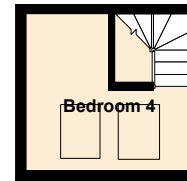
OTHER INFORMATION:

Strathwhillan is one of the most attractive addresses on Arran, being handy for the ferry and the shops in Brodick but located up the quiet Strathwhillan Road with minimal passing traffic.

Amenities in Brodick include leisure facilities at the Ormidale Park and Auchrannie, outdoor bowling green and tennis courts, library, shops, banks, post office, 18 hole golf course and excellent boating facilities in the bay. Brodick also has its own primary school, the secondary school being in Lamlash to which pupils are conveyed daily.



Berwyn



Berwyn Upper Floor Bedroom

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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