

*Arran Estate Agents*



*Strathisla, Brodick*

# Strathisla, Brodick

Centrally located, well maintained bungalow in a quiet residential area of Brodick. Accommodation comprises front entrance vestibule, hallway, lounge, dining room, kitchen, bathroom and two double bedrooms. Gardens to front and rear with garage and off road parking. Double glazing and electric central heating.

Directions: From Brodick pier turn right and proceed through the village passing Brodick Golf Club House on the right and proceed for a further 200 metres turning left up Glen Road, sign posted for the Auchrannie Spa. Turn first right after Montrose House where Strathisla is the fourth property on the left.



## ACCOMMODATION

From the front garden, the front door opens into a small entrance vestibule which leads to the inner door and the central hallway.

### HALLWAY:

The hallway gives access to all apartments and has two built in cupboards, one housing the hot water cylinder. Loft hatch over.

### LOUNGE: 4.58m x 4.80m (15'0" x 15'9")

Spacious, bright lounge with large window to the front overlooking the garden. There is a feature brick and timber fireplace with tiled hearth currently housing an electric fire. Doorway through to the dining room.

### DINING ROOM: 3.19m x 3.60m (10'6" x 11'10")

Good size dining room with window to the rear overlooking the garden. The sliding door leads through to the kitchen.

### KITCHEN: 3.34m x 2.99m (10'11" x 9'10")

The kitchen has a fully glazed, external door to the rear and window giving views over the garden to Glen Cloy beyond. There are cream base and wall units, complemented by a cream worktop incorporating a 1½ bowl sink and drainer. There is space for a freestanding cooker, washing machine, fridge and freezer. Two built in cupboards, one housing the electrical switchgear, hanging rail and shelving. Vinyl flooring and multi pane door through to the hallway.

### BEDROOM 1: 4.27m x 2.99m (14'0" x 9'10")

Large double room with window to the rear. Built in wardrobe with sliding doors, hanging rail and shelf over.

### BEDROOM 2: 2.83m x 3.76m (9'3" x 12'4")

Further double room with window to the front. Built in wardrobe with sliding doors, hanging rail and shelf over.

### BATHROOM: 2.06m x 2.71m (6'9" x 8'11") overall

Good size bathroom with coloured three piece suite comprising W.C., wash hand basin and bath with shower over. Partially tiled walls, vinyl tile flooring and window to the front.

### GARDEN:

Strathisla has a fairly large, flat, enclosed garden with lawns surrounding the house, and many mature shrubs and trees. Within the garden is a brick built garage with light and power. There is ample space for off road parking.

### SERVICES:

The property is connected to mains electricity, water and drainage. The electric central heating is by wall mounted convector heaters.

### COUNCIL TAX:

Banded 'E' for council tax, paying £1889.03 in 2011/2012 including water and drainage charges.

### OTHER INFORMATION:

Strathisla is an attractive and well maintained property located in a quiet, residential area. It is within a few minutes walk of the local primary school, golf club and leisure facilities at Auchrannie and is also well placed for the eighteen hole golf course and local shops, banks and other amenities within Brodick.



*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.*



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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.

