

Arran Estate Agents



Tigh Mor, 2 Manse Crescent, Brodick

Tigh Mor, 2 Manse Crescent, Brodick, Isle of Arran.

Beautifully presented detached bungalow situated in the popular Manse Crescent in elevated location near the heart of Brodick. Accommodation comprises entrance hall, lounge, dining kitchen, utility room, family bathroom, 4 bedrooms - 2 of which have en-suite shower rooms. Link door through to a further bedroom with en-suite bathroom and lounge with kitchenette which is currently being used as a successful holiday let. Oil fired central heating and double glazed throughout. Spacious gravel parking for several cars. Well maintained garden with raised decking bringing the outdoors in and giving views towards the Goatfell range of mountains. A most attractive, well maintained family home with the opportunity to obtain an income.

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. Immediately turn right into Manse Crescent where Tigh Mor is the first house on the right.

ACCOMMODATION:

HALL:

Double glazed door opens to a spacious bright entrance hall giving access to all accommodation. Two spacious cupboards.

DINING/KITCHEN: 5.42m x 4.89m (17'9" x 16'1") overall

Large, bright modern fitted kitchen with ample space for dining. The kitchen is fitted with Ikea cream coloured base and wall units with contrasting marble effect work surface housing a 1½ bowl stainless steel sink, drainer, and integrated dishwasher under and there is a complementary tiled splash back. There is a free standing Smeg 6 burner LPG Range cooker with double oven and a stainless steel extractor hood over. Space for freestanding fridge freezer. Recessed lighting and marble effect laminate floor. Windows to three sides. Doorway through to Utility.

UTILITY ROOM: 2.13m x 1.66m (7'0" x 5'5") overall

Handy utility room with washing machine and tumble drier. Hanging and shelving for coats and shoes. Glazed door to the side to tiled stepped side entrance.



LOUNGE: 5.42m x 5.57m (17'9" x 18'3")

Large lounge with double patio doors and side screens overlooking the decked terrace and garden to the Goatfell mountain range beyond. Wood burning stove with slate hearth and timber surround. Window to the side.

BATHROOM: 2.05m x 2.22m (6'9" x 7'3") overall

Spacious family bathroom with partially tiled light coloured tiles. Three piece white suite comprising bath with shower and screen over, pedestal wash hand basin and WC. Wood effect vinyl flooring, high level window to the front, recessed lighting, heated towel rail and built in storage cupboard.

BEDROOM 1: 3.14m x 4.10m (10'4" x 13'5") overall
Double room with built in cupboard. Window to the rear with views towards the mountains.

BEDROOM 2: 4.20m x 3.90m (13'9" x 12'10")
Double room with window to the side. Full height purpose built sliding wardrobes with ample hanging and drawer space.



EN-SUITE SHOWER ROOM: 1.95m x 1.90m (6'5" x 6'3") overall
Partially tiled en-suite shower room with shower cubicle, wash hand basin and WC. Recessed lighting and vinyl flooring. Heated towel rail.

BEDROOM 3: 2.20m x 3.57m (7'3" x 11'9") overall
Single room with built in cupboard. Window to the front.

BEDROOM 4: 3.13m x 3.57m (10'3" x 11'9")
Bright double room with window to the front.

EN-SUITE SHOWER ROOM: 1.98m x 1.28m (6'6" x 4'2") overall
Partially tiled en-suite shower room with shower cubicle, wash hand basin and WC. Recessed lighting and vinyl flooring.

APARTMENT

Discreetly linked to the main house, the apartment currently offers additional income to the present owners through weekly holiday lets. The apartment could easily be opened up to the main house if so desired.

Entrance to the apartment is from a raised decked area through double patio doors.

LOUNGE/KITCHENETTE: 5.42m x 3.91m (17'9" x 12'10")
Open plan lounge/kitchenette with patio doors and side screens overlooking the decking towards the Goatfell mountain range. The functional kitchen area is fitted with Ikea cream coloured base, wall and display units and complementary work surface housing a stainless steel sink and drainer. Free standing electric Belling oven, grill and hob with Whirlpool chrome extractor hood over. Light coloured splash back and partially tiled wall. Wood effect vinyl floor covering throughout. Windows to two sides.





BEDROOM: 5.42m x 3.30m (17'9" x 10'10")
Spacious double bedroom with window to the side. Concealed link door to the main house.



EN-SUITE BATHROOM:

2.10m x 1.70m (6'11" x 5'7")

En-suite bathroom with partially tiled light coloured tiles. Three piece suite comprising bath with shower and screen over, WC and pedestal wash hand basin. Heated towel rail, shaver light and point. Vinyl wood effect floor. Window to the side.



GARDEN:

Surrounding Tigh Mor, the garden is mainly laid to lawn with various shrubbery beds. There is a paved pathway to the front and side doors and gravel areas offer parking for several cars.

There are two substantial and one small timber shed with lighting and power and a small summerhouse to the side.



SERVICES:

The property is connected to mains electricity, water and drainage. Central heating is by radiators heated by the external oil fired boiler.

COUNCIL TAX:

The property is banded "F" paying £2232.49 in 2011/12 including water and waste water charges.

OTHER INFORMATION:

Tigh Mor is a spacious bungalow in this popular elevated crescent, making it an ideal family or holiday home. It is within a few minutes walk from the village centre with excellent leisure facilities including those at Auchrannie and The Ormidale Sports Centre. Other amenities within Brodick include banks, shops, hotels, restaurants and pubs, tennis and bowling facilities, public library and the village hall as well as the 18 hole golf course and excellent boating facilities in the bay. Brodick has its own primary school, the secondary school being at Lamlash to which pupils are conveyed daily.

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.



Tigh Mor, 2 Manse Crescent

FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY



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 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 any contract.

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