

*Arran Estate Agents*



*Rothwell Lodge, Brodick*

# Rothwell Lodge, Brodick, Isle of Arran

Substantial, modern, detached villa with central location within a short, flat walk of local amenities. Accommodation within the property is over three floors and comprises a front entrance to a ground floor flat which is self contained having entrance vestibule and hallway, open plan living/dining/kitchen area, one double bedroom, bathroom and storage. Internal staircase leads to the middle floor and the open plan dining area with patio doors to the rear. There is a beautifully fitted kitchen, substantial lounge with balcony to the front, 2 double bedrooms and bathroom, en-suite shower room, storage and boiler room. Staircase leads to the top floor open plan hall/sitting area and a further large double bedroom, spacious studio and shower room. The property has a small garden with a garage, off-road parking to the front and decked terrace to the rear. It enjoys beautiful views across Brodick bay in a sheltered location near the centre of the village.

**Directions:** From Brodick pier turn right and proceed through the village. Turn left immediately passed the Royal Bank of Scotland, travel for 150 metres then turn right where Rothwell Lodge is located immediately on the left hand side.

## ACCOMMODATION:

### GROUND FLOOR FLAT

**ENTRANCE VESTIBULE:** 1.72m x 1.20m (5'8" x 3'11")

Double external doors lead to the entrance vestibule cloaks area with a glazed inner screen to the reception hallway.

**HALLWAY:** 2.51m x 3.93m (8'3" x 12'11") overall

Spacious central hallway with storage and access to all ground floor apartments and staircase to the main house.

**KITCHEN/LIVING/DINING AREA:** 3.46m x 4.91m (11'4" x 16'1")

Spacious room with double windows to the side and high window to the front and having kitchen fitted with cream base and wall units, a fridge freezer, integrated dishwasher, ceramic hob, electric oven and microwave. There is a stainless steel sink and the kitchen is fully equipped as a self contained self catering unit and is finished with laminate flooring.

**BEDROOM:** 3.38m x 2.80m (11'1" x 9'2")

Double bedroom with double windows to the front and having built wardrobe.

...oOo...

*From the main hall a rear hall with two substantial built cupboards leads to the bathroom.*

**BATHROOM:** 1.87m x 1.95m (6'2" x 6'5")

The bathroom is finished with a bath with power shower over, vanity basin and WC with concealed cistern. There is a large wall mounted mirror with light, shaver point and a dual powered towel rail.

...o0o...

From the main reception hallway a lockable door leads to the rear vestibule and staircase to the upper floors.

### **MIDDLE FLOOR**

*Access to the middle floor is by the internal staircase from the flat or by the external steps along both gables leading to the terrace and the rear entrance doors at the kitchen and dining area.*

**KITCHEN:** 5.72m x 4.03m (18'9" x 13'3")

From the rear terrace the external door leads to the substantial kitchen with black ceramic tiled floor and attractive white base and wall units. There is an integrated fridge, freezer and dishwasher and 1 ½ bowl stainless steel sink set into the charcoal worktop. Also included is the wall mounted microwave oven and the dual electric oven with ceramic hob and extractor hood over. The kitchen has recessed lighting and substantial cupboard accommodation, wooden topped table/storage unit and 3 windows to the rear.

**DINING HALLWAY:** 3.82m x 7.48m (12'6" x 24'6")

Generously proportioned dining area and hallway with staircases to the ground and upper floors. There is a walk-in cupboard accommodating the oil fired central heating boiler and double multi-paned doors to the lounge. Patio doors to the back decking area from the dining area. Recessed lighting throughout.

**LOUNGE:** 5.74m x 4.92m (18'10" x 16'2")

Large bright lounge with patio doors to the decked balcony (with recessed floor lights) enjoying views across Brodick Bay. There is an open fireplace with a feature timber lintel and accommodating a free standing multi-fuel stove. Wall lighting and recessed ceiling lighting.

...o0o...

*From the main dining area an arched opening leads to a small side hallway and then to two middle floor bedrooms, bathroom and linen cupboard.*

**BEDROOM 1:** 3.51m x 2.85m (11'6" x 9'4")

Double bedroom with two windows to the rear.

**BATHROOM:** 2.36m x 2.07m (7'9" x 6'9") overall

Beautifully finished bathroom with electric shower over the bath, vanity basin and WC with concealed cistern, tiled walls and floor finished with non slip vinyl. Wall mounted mirror with light, shaver point and dual powered towel rail.

**BEDROOM 2:** 3.51m x 3.92m (11'6" x 12'10") overall

Further spacious double bedroom with double windows to the side and high level window to the front. There is a large double door wardrobe and doorway through to the en-suite shower room.

**ENSUITE SHOWER ROOM:** 2.55m x 1.48m (8'4" x 4'10")

Beautifully finished shower room with generously proportioned, walk-in shower with curved screen, power shower, large vanity basin and matching contemporary WC with concealed cistern. There is a circular window to the front, tiled walls and dual powered towel rail. Ceramic tiled floor.

...o0o...

*From the central hallway a winding staircase leads to the top hall sitting area with three roof windows to the front. There is a large walk in linen cupboard and ceiling hatch to the loft over.*

### TOP FLOOR

**BEDROOM 3:** 3.51m x 6.38m (11'6" x 20'11")

Further generously proportioned double bedroom with TV point, dormer window to the rear and two roof windows to the front.

**STUDIO:** 5.71m x 6.38m (18'9" x 20'11")

Large studio suitable as additional bedroom accommodation if required and having dormer windows to the front and rear.

**SHOWER ROOM:** 2.77m x 1.95m (9'1" x 6'5")

Shower cubicle with power shower, contemporary W.C and wash basin. Dual powered towel rail, large mirror with light and shaving point. Two roof windows to the rear. Floor finished with non-slip vinyl.

**GARAGE:** 3.05m x 6.35m (10'0" x 20'10")

At the front of the property is a pavior driveway with off road parking and access to the garage with a folding up and over door and external hose point. Dryer and tall freezer in the garage. Lighting, shelving and storage for logs.

The garden to the front is finished with further gravel parking for visitors and there are steps along both gables to the terrace located to the rear. The south facing rear terrace is finished with timber decking creating sitting area and wall mounted dryer. External hose point at the rear.

### SERVICES:

The property is connected to mains electricity, water and drainage. Central heating is by radiators heated by the oil fired boiler located in the middle floor. The ground floor flat has an independent hot water system and storage facility.

### COUNCIL TAX:

The property is banded "F" for Council Tax paying £1664.00 2011/2012 excluding water and waste water charges.

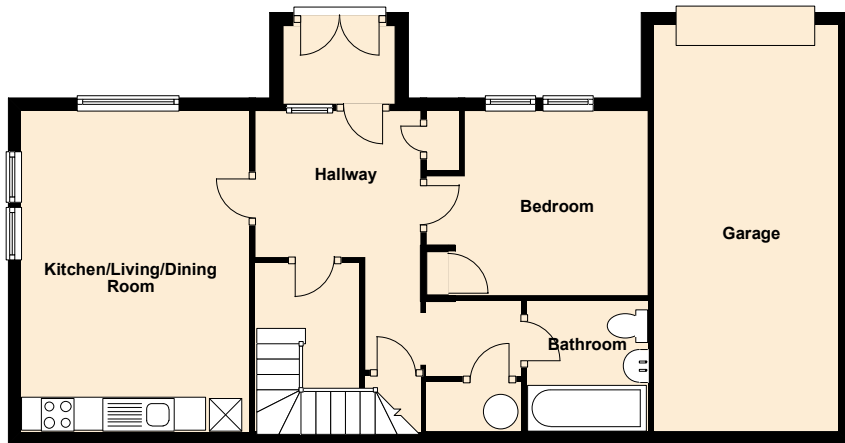
### OTHER INFORMATION:

Rothwell Lodge was completed in 2009 and is a beautifully finished family home although the ground floor is currently let as a self contained self catering flat. The present owner uses a middle floor bedroom and top floor bedroom as Bed & Breakfast accommodation for which the house is well suited. The property is offered for sale with all fitted carpets, curtains and blinds and many other furnishings will be available if so required. The flat will be sold fully furnished and equipped for ongoing letting.

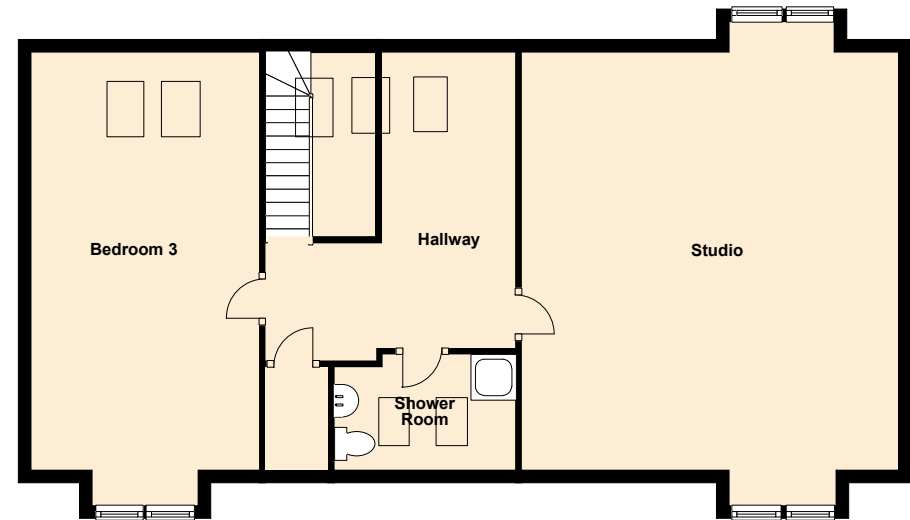
This rather unique property is located within easy walking distance of shops, restaurants and other facilities within the village. The quiet location is set back from the main road but still enjoying beautiful views across Brodick Bay.



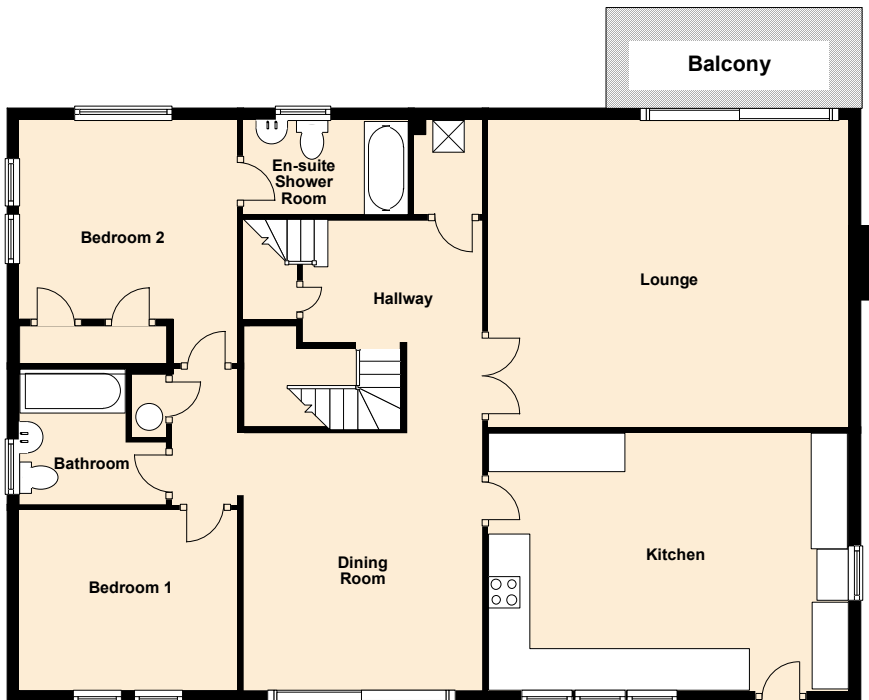
View from Rothwell Lodge



Rothwell Lodge Ground Floor



Rothwell Lodge Second Floor



Rothwell Lodge First floor

**FLOOR PLANS 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 any contract.

A601 Printed by Ravensworth 01670 713330

ARRAN ESTATE AGENTS is the trading name for ARRAN ESTATE AGENTS LIMITED | Registered Office: 126 Drymen Road, Bearsden, Glasgow, G61 3RB

