

Arran Estate Agents



1 Brathwic Place, Brodick

1 Brathwic Place, Brodick, Isle of Arran

Most attractive and beautifully presented semi-detached bungalow with ground floor and attic accommodation including entrance vestibule and hall, 2 ground floor bedrooms, shower room, lounge, dining kitchen, rear vestibule and boiler room and on the upper floor extensive living/bedroom 3. Beautifully landscaped garden with offroad parking, driveway to detached garage, garden office, shed, greenhouse, concrete patio and raised bed. West facing aspect within this popular estate close to the heart of Brodick. Full double glazing and oil fired central heating.

Directions: From Brodick pier turn right and then immediate left up Alma Road adjacent to the Co-Op and follow the road round to the right then turn first left. Travel to the top of the hill where 1 Brathwic Place is the first part of the last house on the left hand side before the corner.

ACCOMMODATION:

FRONT ENTRANCE:

The main entrance to the front leads to a small entrance vestibule with quarry tiled floor and glazed inner hardwood door to the reception hallway.

HALLWAY:

Spacious central hallway with two built cupboards and spiral staircase leading to attic accommodation.

LOUNGE: 4.39m x 4.03m [14'5" x 13'3"]

Well proportioned attractive lounge with windows to the front and side, focalpoint electric fire and laminate flooring. Doorway through to kitchen.

KITCHEN: 3.66m x 2.77m [12'0" x 9'1"]

Spacious kitchen with pine fronted base and wall units incorporating 1 ½ bowl stainless steel sink. Included are the free standing fridge freezer, automatic washing machine and dishwasher as well as the electric cooker with ceramic hob. Window to the rear garden and door to the side vestibule.

ENTRANCE VESTIBULE:

The side entrance to the house leads to a small entrance vestibule with a walk in store - presently accommodating the oil fired central heating boiler and shelved for pantry storage.

SHOWER ROOM: 1.89m x 1.69m [6'2" x 5'7"]

To the rear of the hall is the recently refurbished shower room with corner shower, WC and pedestal wash basin. The walls are fully tiled and the floor is finished with welded non-slip vinyl.

BEDROOM 1: 3.05m x 3.43m [10'0" x 11'3"] plus wardrobe

Good sized double bedroom to the rear with full width triple mirror door wardrobe.

BEDROOM 2: 3.05m x 3.42m [10'0" x 11'3"]

Similar sized room with window to the front.

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From the entrance hallway the attractive spiral staircase leads to the extensive attic accommodation.

ATTIC BEDROOM: 9.57m x 2.70m [31'5" x 8'10"]

Extending the full width of the house the attic accommodation comprises a bedroom area with 2 roof windows front and rear and open to an adjacent sitting/living area also with windows front and rear. 2 small hatches give access to the eaves and there is potential to sub-divide the attic to create individual bedrooms if required.

GARDEN:

The property has an attractively landscaped with concrete driveway giving offroad parking and neat front garden with flower beds and concrete path. To the rear is a detached timber garage with lighting and power, a timber office also with lighting and power and a shed and greenhouse. There is a concrete slabbed patio area and raised bed.

SERVICES:

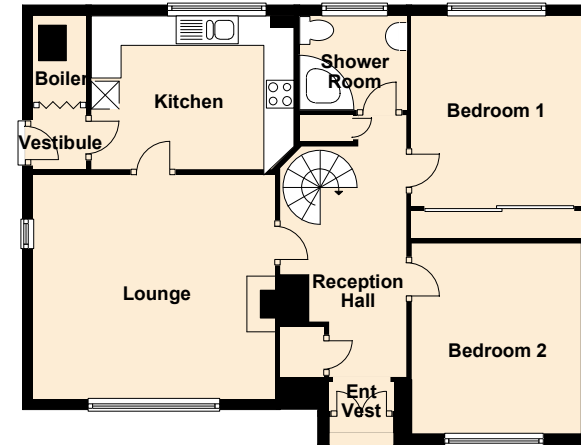
The property is connected to mains electricity, water and drainage. Heating is by oil fired central heating.

COUNCIL TAX:

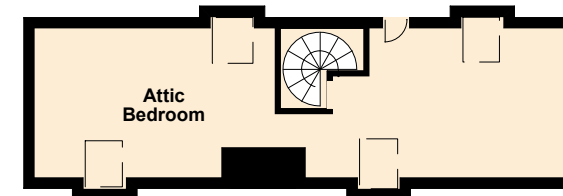
The property is banded "B" paying £896.00 excluding water and waste water charges.

OTHER INFORMATION:

1 Brathwic Place is a traditionally built semi-detached property which has been improved with the installation of PVC double glazed windows, cavity wall insulation and recently installed oil fired boiler and central heating. The property has been well maintained and includes for all fitted floor coverings and carpets, white goods in the kitchen, curtains and blinds.



1 Brathwic Place



Attic Accommodation

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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