

Arran Estate Agents



7 Alma Terrace, Brodick

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Substantial mid terraced house within the prominent red sandstone Alma Terrace in elevated location overlooking Brodick Bay. Accommodation comprises front entrance hall, lounge / dining room, kitchen, utility cupboard, shower room and on the upper floor two bedrooms and bathroom. The appended rear cottage provides excellent development potential. It is in the process of renovation but requires to be finished. Oil fired central heating and partial double glazing. Garden to the rear and offroad parking.

Directions:

From Brodick Pier turn right and then first left up Alma Road beside the Co-op. Follow the road as it bears right where Alma Terrace is on the left hand side and No.7 Alma Terrace is the second house.



View from rear garden

ACCOMMODATION:

ENTRANCE VESTIBULE: 1.92m x 1.89m (6'4" x 6'2") overall
Double front doors lead to small entrance hall cloaks area with ceramic tile flooring, staircase to the upper floor and partially glazed door through to the lounge.

LOUNGE / DINING ROOM: 4.69m x 7.20m (15'5" x 23'7")
Spacious room with ample space for dining, and having a feature brick fireplace housing the multi fuel stove. There is an internal window and door through to the kitchen and the understair cupboard provides storage and there are recessed bookshelves. Window to the front giving spectacular views over Brodick Bay and the mountains beyond.

KITCHEN: 5.02m x 3.10m (16'6" x 10'2")
Recently refitted with built pine base units and pine fronted wall units. The contemporary tiled worktop incorporates a cream acrylic 1½ bowl sink and there is an oil fired Stanley range cooker which also supplies the hot water and the radiators for the central heating. Freestanding electric cooker, ceramic tile flooring and roof windows over.

UTILITY CUPBOARD: 1.22m x 1.11m (4'0" x 3'8")
Useful shelved walk-in space currently accommodating the tumble dryer.

SHOWER ROOM: 1.93m x 2.04m (6'4" x 6'8") overall
From the kitchen, steps lead to the recently fitted shower room. There is a white contemporary suite comprising corner multi-jet shower cubicle, wash hand basin and W.C. It benefits from recessed lighting and ceramic tiling to the floor and walls, and also has underfloor heating. Roof window over.

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From the entrance hall, the staircase leads to the first floor accommodation and access to the loft hatch. Roof window over.

BEDROOM 1: 3.83m x 3.80m (12'7" x 12'6") overall
Good size double room with window to the rear and a walk-in wardrobe with hanging space, shelving, rooflight and accommodating the hot water cylinder.

BEDROOM 2: 3.08m x 3.25m (10'1" x 10'8")
Further double room having a window to the front giving views over the bay and Goatfell.

BATHROOM: 1.60m x 1.76m (5'3" x 5'9")
The family bathroom has a white suite comprising a bath with shower taps and a vanity unit housing the wash basin and W.C. Underfloor heating and roof window over.

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From the kitchen, a staircase leads to the upper rear level and the appended cottage.

APPENDED BACK COTTAGE: 5.92m x 3.67m (19'5" x 12'0")
The 1½ storey cottage is appended to the rear of the property overlooking the garden and offers further development potential. It has recently been fitted with double glazing, however does require completion of the renovation.

GARDEN:
To the rear of the property is a pavior area providing parking for two cars. This leads on to a good size patio with two substantial garden sheds and a lawned area with timber summerhouse.

SERVICES:
The property is connected to mains electricity and water. Central heating is by radiators heated by the Stanley range cooker located in the kitchen.

COUNCIL TAX:
Currently banded 'C' for council tax paying £1024.00 excluding water charges in 2010/11.

OTHER INFORMATION:
Built around 1850, 7 Alma Terrace is one of an attractive red sandstone terrace of eight houses. It is well placed for access to all local amenities including bowling and tennis, shops, banks, pubs and restaurants and is within a few minutes walk of the clubhouse of Brodick Golf Club. Also within Brodick are the excellent leisure facilities at the Auchrannie Spa and Brodick has its own primary school - the secondary school being at Lamlash some four miles to the south to which pupils are conveyed daily by bus.

The terrace is listed category 'B' by Historic Scotland as being a building of special architectural or historic interest.



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

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