

*Arran Estate Agents*



*The Pier House, Brodick*

# The Pier House, Brodick, Isle of Arran.

Substantial detached sandstone villa in a central location at Brodick Pier. Accommodation comprises entrance hall, lounge, living/dining room, kitchen, bathroom and on the upper floor two double bedrooms and one single bedroom. Electric central heating. Large enclosed garden to the rear with ample space for parking and smaller garden to the front.

**Directions:** The Pier House is adjacent to the Tourist Information Office at the Pier.

## *ACCOMMODATION*

**ENTRANCE HALL:** 1.84m x 5.01m (6'0" x 16'5") overall  
The front door leads directly into the wide entrance hallway which gives access to the downstairs apartments and to the staircase to the upper floor.

**LOUNGE:** 3.70m x 4.95m (12'2" x 16'3")  
Spacious room with window to the front. The open fireplace has a tiled surround and hearth and there is also a shelved recess.

**LIVING/DINING ROOM:** 3.43m x 4.94m (11'3" x 16'2") overall  
Across the hallway, the living/dining room also has a window to the front and shelved recess. There is a large walk-in cupboard and an open fireplace with brick surround and tiled hearth.

**KITCHEN:** 3.53m x 1.92m (11'7" x 6'4")  
Leading through from the living/dining room, the kitchen has a partially glazed external door giving access to the rear garden. There are fitted base units incorporating a stainless steel sink, washing machine, dishwasher, fridge and a freestanding electric cooker. Vinyl flooring and roof window to the rear.



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*From the hallway, the staircase leads firstly to the bathroom and from there to the upper floor*

**BATHROOM:** 2.29m x 1.84m (7'6" x 6'0")  
Family bathroom with vinyl flooring and roof window over. The white suite comprises w.c., wash hand basin and bath with glazed screen and electric shower over.

**BEDROOM 1:** 3.69m x 4.86m (12'1" x 15'11") overall  
The largest of the double bedrooms has a window to the front overlooking the pier, Brodick Bay and the mountains beyond. There is ample, partly shelved storage space along the length of the rear wall.

**BEDROOM 2:** 2.31m x 2.18m (7'7" x 7'2")

This single bedroom has a roof window over.

**BEDROOM 3:** 3.37m x 4.85m (11'1" x 15'11")

A further double room with substantial built shelved cupboard and window to the front enjoying the same views as Bedroom 1.

**GARDEN:**

To the front, the small enclosed area is partially gravel with flower beds and to the rear the well maintained, fairly large garden is mainly lawned with many mature trees and shrubs. There is also a garage, garden shed and brick built outhouse within the grounds.

**SERVICES:**

The Pier House is connected to mains electricity and water. Drainage is to a shared septic tank.

**COUNCIL TAX:**

The property is currently banded 'D' for council tax paying £1152 in 2010/11 excluding water and drainage charges.

**OTHER INFORMATION:**

The Pier House at Brodick pier is a short distance from the shops at Invercloy and is well placed for access to all the local amenities including leisure and recreational facilities at Auchrannie, Ormidale Park, the 18 hole golf course and excellent boating facilities in Brodick bay. Also in Brodick are the bowling green and tennis courts as well as the Primary school - the Secondary school being at Lamlash to which pupils are conveyed daily.

A Home Report is available for this property.

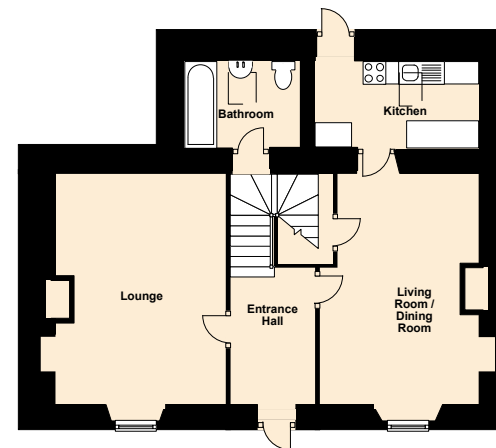
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*If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.*

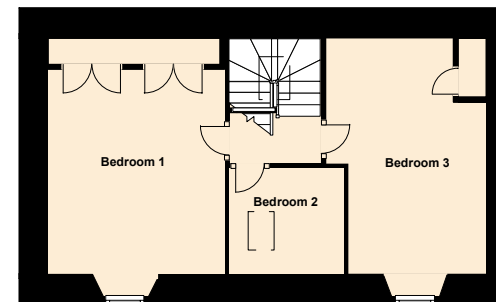
*Caledonian MacBrayne Tel: 01770 302166; [www.calmac.co.uk](http://www.calmac.co.uk)*

*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.*

The Pier House, Ground Floor



The Pier House, First Floor



FLOOR PLANS : 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.

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