

Arran Estate Agents



Woodlands, Invercloy, Brodick

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Modern detached bungalow in quiet central location in Brodick with accommodation including entrance vestibule and hallway, lounge, large dining kitchen, utility room, 3 bedrooms, bathroom and conservatory. Sheltered flat garden with summerhouse chalet, garage and shed. Attractive family home in convenient location, a short flat walk from shops and other local amenities.

Directions: From Brodick pier turn right and travel for approximately 300 metres, turn left immediately after the Royal Bank of Scotland, then left again where Woodlands is located at the end of the road.

ACCOMMODATION:

FRONT ENTRANCE:

Elevated front entrance is to a bright vestibule with large window to the front and glazed screen leading to the central hallway.

LOUNGE: 5.57m x 4.52m [18'3" x 14'10"]

Spacious lounge with large window to the front and raised hearth finished with ceramic tiles and accommodating focalpoint fire.

DINING KITCHEN: 5.56m x 3.72m [18'3" x 12'2"]

The kitchen is finished with laminate flooring and has wood effect base and wall units and a 2½ bowl stainless steel sink set into the work surface. There is an electric cooker with ceramic hob and cooker hood over. A large built cupboard accommodates the water cylinder and is ideal for linen storage. Window to the rear and doorway through to the conservatory.

CONSERVATORY: 2.95m x 2.22m [9'8" x 7'3"]

Recently constructed conservatory with two sets of double doors to the back garden in a quiet sunny aspect.



UTILITY ROOM: 1.47m x 2.58m [4'10" x 8'6"]

The utility room has a ceramic tiled floor, worktop and base unit and ceiling mounted pulley.

BEDROOM 1: 2.89m x 2.58m [9'6" x 8'6"]

Bright double room with window to the rear.

BEDROOM 2: 2.97m x 3.58m [9'9" x 11'9"]

Larger double room also with window to the rear and having built wardrobe.

BEDROOM 3: 4.41m x 3.47m [14'6" x 11'5"] overall

Master bedroom with good sized built wardrobe and window to the front.

BATHROOM: 1.77m x 3.47m [5'10" x 11'5"]

Spacious family bathroom fitted with WC, wash basin, bidet, bath and separate shower. There is a heated towel rail and window to the front.

GARDEN:

Woodlands has a sheltered flat garden with spacious gravel parking and turning area and with high privet hedges affording privacy and shelter.

There is a recently constructed pine summerhouse chalet with living/dining/bedroom and separate shower room. There is also a timber garage and garden shed. To the rear is an elevated patio sitting area from which views of Brodick bay can be seen.

SERVICES:

The property is connected to mains electricity, water and drainage. Central heating is by electric storage heaters and convectors. The property has a well insulated loft.

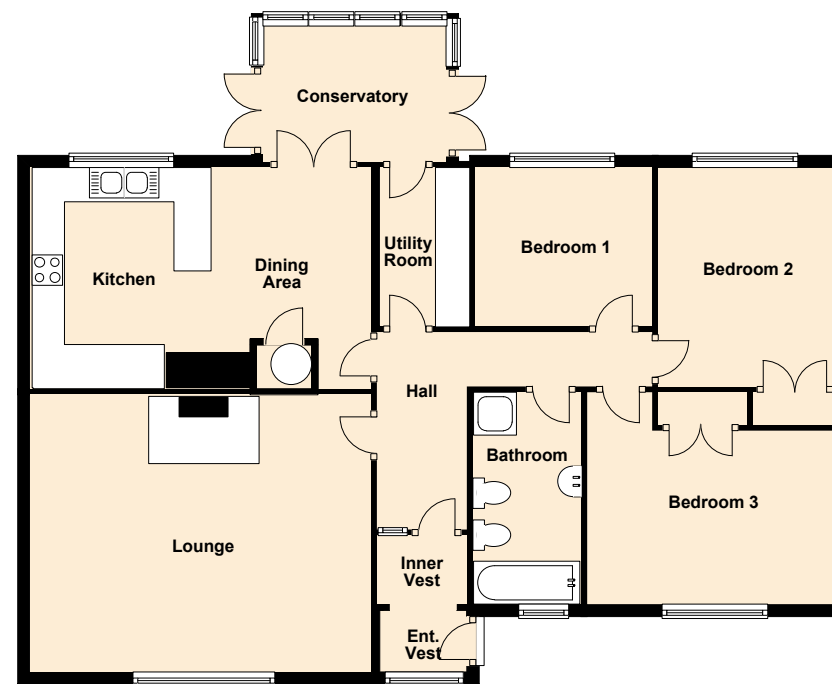
COUNCIL TAX:

The property is banded "E" paying £1,408.00 in 2010/11 excluding water and waste water charges.

OTHER INFORMATION:

Woodlands is a comfortable modern bungalow built approximately 15 years ago located near the centre of the village within easy access of the pier, shops and other amenities.

Brodick has its own primary school, the secondary school being at Lamlash to which pupils are conveyed daily by bus. There is also a bowling green, tennis courts, 18 hole golf course and excellent leisure facilities at Auchrannie as well as boating amenities in the bay.



Woodlands

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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A601 Printed by Ravensworth 01670 713330



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