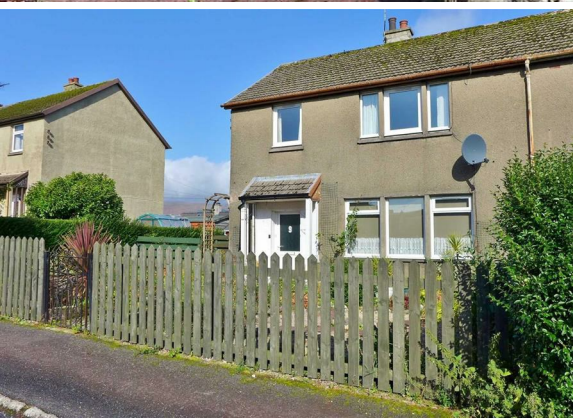




9, Hillview Place,
Brodick,
KA27 8BD



Arran
ESTATE AGENTS

ISLAND OWNED & RUN SINCE 1990

3 Bed
House - End Terrace
located in Brodick



**** UNDER OFFER ****

9 Hillview Place, is a deceptively spacious end terrace villa in quiet elevated residential area close to all the village amenities of Brodick, taking in the views across Brodick Bay towards Goatfell and beyond on the Isle of Arran. Accommodation comprises entrance vestibule, hallway, living/dining room, kitchen, rear vestibule, accessible shower room. On the upper floor there are three double bedrooms and one ensuite toilet. This roomy villa has scope for further development and is an ideal starter home – it is being sold including the contents and white goods, if desired, in order to provide the new owners with a good start in their new house!

We look forward to sharing the potential of this substantial home with you, as such early viewing is recommended.

9 Hillview place is an elevated residential location, close by the centre of the Brodick village amenities which include the bowling green, tennis courts, 18-hole golf course, library as well as the excellent leisure facilities at the Auchrannie Resort. As well as an abundance of eateries, shops and pubs, Brodick also has one of the island's petrol stations and the largest of the three Co-ops is located along the shorefront. Along the seafront there are boating facilities including launching ramp and moorings in the bay. Brodick has its own Early Years Nursery, Primary School and Arran High School is located in Lamlash which pupils travel to daily by bus.

Entrance Hall

7'6" x 15'0" overall

The sheltered front door of number nine opens onto a wide hallway with storage cupboard and plenty of space for hanging and storing outdoor gear. then through into the bright front lounge.

Living Room

17'1" x 11'11"

Many of this property's original features are on display in this much loved family home. Over looking the front garden from it's picture window it is a spacious and cosy room with an open fire and space for a dining table. A door to the rear of the lounge opens into the kitchen.

Kitchen

14'9" x 9'4"

Retaining the original kitchen fittings to the rear of the lounge which are now very on trend once again. This kitchen is large enough for breakfasting, with a plethora of wall and floor mounted units and large windows overlooking the rear garden and beyond to Goatfell and Brodick bay – doing the dishes can't be a chore with that view can it?

Rear Vestibule

3'0" x 9'4"

Off the kitchen, the vestibule with useful store cupboard, leads to the rear door and garden beyond.

Shower room

6'6" x 5'6"

An accessible modern shower room on the ground floor to the rear of the hallway with a frosted window out to the gardens, completes the accommodation on this level.

UPPER FLOOR

The bright landing boasts an excellent walk in storage cupboard and three double bedrooms.

Bedroom 1

14'10" x 8'7"

The largest of the three double bedrooms is the front with built in storage cupboard and a picture window.

Bedroom 2

11'11" x 11'11"

Spacious double bedroom to the rear, taking in the impressive views across Brodick Bay and beyond with a built in wardrobe

Bedroom 3

9'2" x 8'10"

Good size double bedroom to the rear again enjoying the impressive views and benefiting from an ensuite w.c. and built in storage.

Ensuite Toilet

2'11" x 5'10"

Garden

The grounds are spacious and securely bound with fencing. The garden is beautifully presented and low maintenance being relatively flat. They



have been lovingly designed with flower beds, walkways and seating areas to the front taking in the southerly aspect. To the side and rear there is a large greenhouse, two timber sheds and a spacious lawn area with drying green as well as small patio area and space for vegetable beds and a composting. Parking is currently on street, however there is space within the grounds to create off road park to the front or rear if desired.

Services

The property is connected to mains electricity, water and drainage. Hot water and heating is by an electric wet system.

Floor Plan

Floor plan is not to scale and is to be used for guidance only. Room sizes are approximate

Viewings by appointment

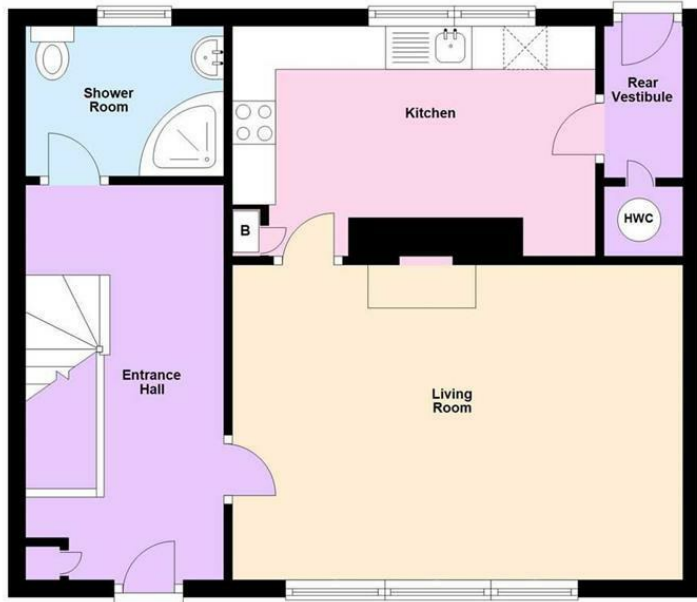
Please note that viewings are strictly by appointment. The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention 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.



Cal Mac travel details

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 460 361 www.calmac.co.uk



9 Hillview Place Ground Floor
Approx. 49.0 sq. metres (527.4 sq. feet)



Upper Floor
Approx. 52.4 sq. metres (563.8 sq. feet)

Total area: approx. 101.4 sq. metres (1091.2 sq. feet)

Floor Plan: Not to Scale: For guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		14	27
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

DIRECTIONS

From Brodick Pier and turn right and then left by the side of the Co-operative. Follow the road up and around the sharp right-hand turn and then turn first left. Proceed up the hill and Hillview Place is the second turning on the left. Number nine is approximately 200m on the left hand side.

CONTACT

Invercloy House Brodick
Isle of Arran
North Ayrshire
KA27 8AJ

E: sales@arranestateagents.co.uk
T: 01770 302310
www.arranestateagents.co.uk