



Rosedene, Knowe Road, Brodick, Isle of Arran KA27 8BY



Arran
ESTATE AGENTS



Invercloy House, Brodick, Isle of Arran KA27 8AJ
01770 302310 | sales@arranestateagents.co.uk
www.arranestateagents.co.uk

ROSEDENE KNOWE ROAD, BRODICK, KA27 8BY

ROSEDENE IN BRIEF

- Traditional 1930's detached bungalow
- Close to all village amenities
- Air source heat pump
- Flat and easy to maintain south facing garden
- Three bedrooms
- Well maintained and presented
- Scope for further development
- Off road parking

DESCRIPTION

Rosedene is a spacious beautifully presented 1930's bungalow which retains some lovely original features, including picture rails and architrave. It is a spacious home, located in a very desirable village location, which has been lovingly maintained and is beautifully presented. Accommodation comprises entrance porch, large entrance hall, lounge, dining room, kitchen, two good size double bedrooms, one single bedroom and a family bathroom. The extensive loft offers further potential to be developed to create additional accommodation, subject to obtaining the correct planning approval.

DIRECTIONS

From Brodick Pier turn right and travel through the village. On passing the Brodick golf club house on the right hand side, turn left at the corner and proceed up Knowe Road. Rosedene is the first property on the right hand side past Brodick Parish Church.

GARDEN

Rosedene is bounded to the front and sides by mature hedging with fencing and mature trees to the rear. The private garden is mostly laid to lawn and bordered with attractively planted flower beds. There is a gravel walkway around the bungalow with a driveway to the side allowing off road parking for several cars. A timber deck and patio area have been positioned to soak up the sun in this lovely south facing garden.

SERVICES

The property is connected to mains electricity and water, drainage is to a septic tank located in the rear garden. Hot water and heating are via the modern Mitsubishi Ecodan air source heat pump supplying radiators throughout. The air source heat pump attracts a £300 per quarter Renewable Heat Incentive (RHI) Subsidy for any owner resident at least six months of the year.

COUNCIL TAX

The property is banded 'E' for council tax paying £2521.83 including water and waste water charges in 2023/24.

ENERGY PERFORMANCE

The energy efficiency rating is D and the environmental impact rating for this property is band D.



ACCOMMODATION

Rosedene is a beautifully presented detached bungalow; bright and airy with natural light flowing throughout. The décor is calming and contemporary, creating a modern yet elegant home. With plenty of scope for development this cosy bungalow offers a flexible and versatile layout.

The glazed entrance porch, with plenty of space for hanging cloaks and outdoor gear, is fitted with practical quarry floor tiles, and opens into a spacious central hallway accessing all the accommodation within.

The large lounge with dual aspect windows to the front and side features a traditional period fireplace. Although currently not in use, the chimney could be reinstated for both the lounge and dining room.

Off the hallway to the rear is a good size dining room with a traditional open fire place and Edinburgh press, with a door to the rear opening into the galley kitchen. Although currently not in use the chimney could be reinstated for both the lounge and dining room.

The kitchen is fitted with contemporary white gloss wall and base units with complementary counter top, with a freestanding electric cooker, under counter fridge and washing machine. A rear door from the kitchen opens out to the garden and the appended store/wash room which is fully plumbed for a w.c. if required.

There are three bedrooms, two double bedrooms and one single. The main double bedroom is to the front with dual aspect windows; the second double bedroom is to the side, and the smaller bedroom overlooks the rear garden.

A family shower room with a large walk in shower completes the accommodation.

APPROXIMATE ROOM SIZES

PORCH	0.93m (3' 1") x 2.08m (6' 10")
ENTRANCE HALL	2.05m (6' 9") x 5.38m (17' 8")
LOUNGE	4.28m (14' 1") x 4.05m (13' 3")
KITCHEN	2.30m (7' 7") x 3.18m (10' 5")
DINING ROOM	3.35m (11' 0") x 4.17m (13' 8")
BEDROOM 1	4.37m (14' 4") x 3.68m (12' 1")
BEDROOM 2	3.16m (10' 4") x 3.70m (12' 2")
BEDROOM 3	2.46m (8' 1") x 2.45m (8' 0")
SHOWER ROOM	1.68m (5' 6") x 2.45m (8' 0")

OTHER INFORMATION

Rosedene is located in an exclusive residential area within a short walk of all the village amenities and the award-winning Auchrannie Resort with its multitude of facilities for all ages including the children's play-barn, swimming pools, three restaurants and impressive spa. The bungalow is a flat walk to Brodick village center where other amenities include banks, hotels, restaurants and pubs, tennis and bowling facilities, public library and the village hall as well as the 18-hole golf course and the boating in the bay. It is also within walking distance of Brodick primary school, with the early years' classes. The high school is located within Lamblash to which pupils travel daily by bus.







Rosedene

Approx. 97.6 sq. metres (1051.1 sq. feet)

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 460 361 www.calmac.co.uk

A601 Printed by Ravensworth 01670 713330



www.arranestateagents.co.uk

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 any contract.