



Fellview, Brodick, Isle of Arran KA27 8DL



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FELLVIEW IN BRIEF

- Detached three bedroom bungalow
- Lounge with appended sunny conservatory
- Close to village amenities
- Solar PV panels
- Newly installed air source heating system
- Off road parking

DESCRIPTION

Fellview is a spacious bungalow located in the heart of Brodick, just a short walk from all the amenities within the village and adjacent to the Brodick Golf Clubhouse. This bungalow has been upgraded and insulated to be as energy efficient as possible, with installation of both solar PV panels and an air source heat pump. The flexible accommodation comprises side entrance porch, dining kitchen, central hallway, spacious lounge with side conservatory, family bathroom, three double bedrooms and front sun room conservatory.

DIRECTIONS

From Brodick Pier turn right travel approximately $\frac{1}{2}$ a mile through the village. Fellview is the second property on the right hand side, located on the right hand side just after Brodick Hall and before Brodick Golf Clubhouse.

GARDEN

Fellview enjoys relatively flat low maintenance private grounds, bound by mature hedging and fencing. To the side there is a paviour driveway with off road parking for up to two vehicles . To the front there is a lawn area with walkways leading to a round to a paviour patio area off the conservatory - the perfect place for the evening barbeques overlooking the 1st Tee and Goatfell. To the rear there are raised vegetable beds and a large timber shed. By agreement with the local land owner, Fellview currently enjoys access to the small natural copse beside the property.

SERVICES

The property is connected to mains electricity, water and drainage. Hot water and heating are via the Vaillant air source heat pump supplying radiators throughout and supplemented by the Daiken air to air conditioning unit located within the conservatory. Fellview also benefits from solar PV panels.

COUNCIL TAX

The property is banded "E" paying £2521.83 in 2023/24 including water and drainage.

ENERGY PERFORMANCE

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



ACCOMMODATION

Fellview is a spacious bright and airy bungalow, offering versatile living accommodation within the heart of Brodick and close to all the amenities that Brodick has to offer.

The side entrance porch, which has space to accommodate all of your outdoor gear, opens directly into the dining kitchen. The kitchen is located to the rear of the property and is fitted with ample cream wall and base units with a complementary work top and integrated double oven/ grill, washing machine, electric hob and space for a free standing fridge/ freezer, as well room for a small dining table.

A door takes you through into the central hallway accessing all the accommodation within. Fellview has three double bedrooms, one to the rear, one to the front and one to the side, all of which benefit from handy built in storage cupboards.

The bedroom to the front boasts French doors opening into the front garden, and could easily be used as a studio or workroom.

The cosy lounge has an internal window into the sun room and double French doors into the wonderful sunny conservatory to the side. This spacious room enjoys the views towards Goatfell and over the front garden.

There is a family bathroom to the rear which is fitted with a white suite with a bidet, bath and shower over.

Fellview's quirky layout offers versatility and provides substantial living accommodation in an extremely desirable location in one of Arran's most desirable villages.

APPROXIMATE ROOM SIZES

LOUNGE	5.01m (16'4") x 3.12m (10'2")
CONSERVATORY	5.01m (16'4") x 2.57m (9')
KITCHEN	3.44m (11'3") x 4.1m (13'5")
BEDROOM 1	4.1m (13'5") x 2.95m (9'7")
BEDROOM 2	4.1m (13'5") x 3.03m (9'9")
BEDROOM 3	3.06m (10') x 4.0m (13'1")
BATHROOM	1.90m (6'2") x 3.13m (10'3")
SUN ROOM	4.4m (14'4") x 2.03m (6'6")
GROUND FLOOR:	116.1sqm (1249.2sq feet) approximately

OTHER INFORMATION

Fellview is in a central location and near 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. There are many restaurants, 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.







Fellview Ground Floor

Approx. 116.1 sq. metres (1249.2 sq. feet)



Total area: approx. 116.1 sq. metres (1249.2 sq. feet)

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

FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY

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