



Fellview, Shore
Road,
Brodict,
Isle of Arran,
KA27 8DL



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

**3 Bed
Bungalow
located in Brodick**



Welcome to this charming bungalow located in the heart of Brodick and a short distance from all the village amenities.

Fellview is incredibly energy efficient, with both solar PV panels, an air source heat pump and insulation ensuring that you can live comfortably while also being mindful of the environment.

This bungalow offers a generous amount of living space and a flexible layout for you to personalise and you your own. Including a a sun room, conservatory, lounge, as well as the three double bedrooms, there's plenty of room for the whole family to unwind and rest comfortably and ample space for entertaining.

Centrally located in the heart of Brodick and near the Brodick Golf course and clubhouse, this home is ideal for golf enthusiasts looking to enjoy their favourite pastime conveniently close to home.

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

Other village amenities nearby include the beach, bowling green, tennis courts, 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.

Side entrance Porch

5'0" x 4'6"

The side entrance porch, which has space to accommodate all of your outdoor gear and accommodates the Tumble Dryer, opens directly into the dining kitchen

Kitchen

11'3" x 13'5"

The kitchen is located to the rear of the property with a large picture window filled with natural light. It 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.

Central hallway

19'6" x 6'6"

Spacious central hallway accessing all the accommodation.

Lounge

16'5" x 10'2"

The cosy lounge to the front of the bungalow has an internal window into the sun room and double French doors into the wonderful sunny conservatory to the side.

Sun room

14'5" x 6'7"

To the front of the bungalow with double french doors opening into the gardens and access through to the central hallway

Conservatory

16'5" x 8'5"

To the side of the bungalow, this spacious room enjoys the views towards to Goatfell and over the front garden and French doors out to the garden area and a patio area to the rear.

Bedroom 1

13'5" x 9'8"

Double bedroom to the rear of the bungalow with window over looking the gardens and built in fitted wardrobes.

Bedroom 2

13'5" x 9'11"

Double bedroom to the side of the bungalow with a built in cupboard.

Bedroom 3

10'0" x 13'1"

Double bedroom to the front of the bungalow with a built in cupboard, this versatile room benefits from French Doors opening into the front gardens.

Bathroom

6'2" x 10'3"

The family bathroom is to the rear of the bungalow and with a frosted window looking over the gardens. It is fitted with a white suite with a bidet, bath with shower over and large handy linen cupboard which accommodates the hot water tank.



Garden

Fellview enjoys relatively flat low maintenance private grounds, bound by mature hedging and fencing. To the side there is a paved 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 paved 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.

Floor Plan

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

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

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.



Fellview Ground Floor

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



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

FLOOR PLAN NOT TO SCALE FOR GUIDANCE ONLY
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	97
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

DIRECTIONS

From Brodick Pier turn right travel approximately ½ 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.

CONTACT

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