



Chestnut Cottage,  
Glencloy,  
Brodict,  
KA27 8DA



**Arran**  
ESTATE AGENTS   
ISLAND OWNED & RUN SINCE 1990

1 Bed  
Cottage - Terraced  
located in Glencloy



Chestnut Cottage is an end terrace cottage located in the peaceful Glencloy area of Brodick. Accommodation comprises entrance hall, downstairs bathroom, open plan lounge, dining and kitchen and on the upper floor the main bedroom with ensuite bathroom.

Bursting with character and flooded with an abundance of natural light, this is a delightful cottage which offers modern open plan living for a couple or a single person.

Chestnut Cottage is a hidden gem, nestling in the tranquil setting of Glencloy, with southerly views across the valley and Brodick bay, yet close to enjoy all the village amenities on offer. The cottage is bright and airy with neutral décor and charming details.

At the front, over the shared access track is an attractive mature garden area and parking for several cars, along with a large timber summer house with power. To the side of the property a south facing paviour patio is the perfect place to enjoy the evening sun. The patio leads around to the rear garden area which is terraced, planted with mature trees and shrubs and provide access to the woodland beyond.

#### Entrance Vestibule

13'10" x 16'5"

Entering into the side of the cottage, there is a small vestibule with a tiled floor and large cloaks cupboard for storing all your outdoor gear.

#### Ground floor Bathroom

6'7" x 9'10"

To the rear of the vestibule there is a large bathroom fitted with white suite and frosted window out to the rear gardens

#### Open plan living kitchen/ dining

13'10" x 16'5"

The main open plan living area is spacious with a welcoming and cosy vibe with a window out to the front of the cottage.

The lounge and dining area open into a modern and well fitted kitchen which wrap around to the rear. The contemporary base and wall mounted units, Belfast sink and Flavel Milano 100 Dual Fuel Range Cooker create an excellent and sociable space which boasts a roof galleried roof window as well as rear window. There is plenty of space for a washing machine, fridge and freezer - an offer to include these, and other contents, in the sale can be made if desired.

The stairs to the upper floor extend from the rear of the open plan living space and accommodate a practical under stair cupboard and storage shelves.

#### Bedroom

14'6" x 15'6"

Opening up to a generous double bedroom, there is no shortage of natural light with a dormer window to the front providing the delightful valley views. This appealing room has a large built-in wardrobe and a spacious en-suite bathroom.

#### Ensuite Bathroom

6'8" x 10'2"

Generous ensuite fitted with a white suite, vanity unit and bath with shower over.

#### Garden

At the front, over the shared access track is an attractive mature garden area and parking for several cars, along with a large timber summer house with power. To the side of the property a south facing paviour patio is the perfect place to enjoy the evening sun. The patio leads around to the rear garden area which is terraced, planted with mature trees and shrubs and provide access to the woodland beyond.

#### Services

The property is connected to mains electricity and water. Drainage is to a shared septic tank located in neighbouring grounds.

Hot water and heating is via LPG boiler with radiators located throughout the cottage.

#### Council Tax

Currently banded 'B' for council tax paying £1326.12 including water in 2024/25

#### A little more information

Chestnut Cottage is a short distance from the village amenities and the Auchrannie Resort with its excellent leisure facilities. Within the village of Brodick itself a short distance away there are multi sports pitches at the Ormidale Park, 18 hole golf course and library, as well as many restaurants, shops and pubs. Brodick, also has one of the island's petrol stations and the largest of the island's Co-ops. 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 with UHI Argyll Hub is located in Lamlash which pupils travel to daily by bus.

### Floor Plan

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

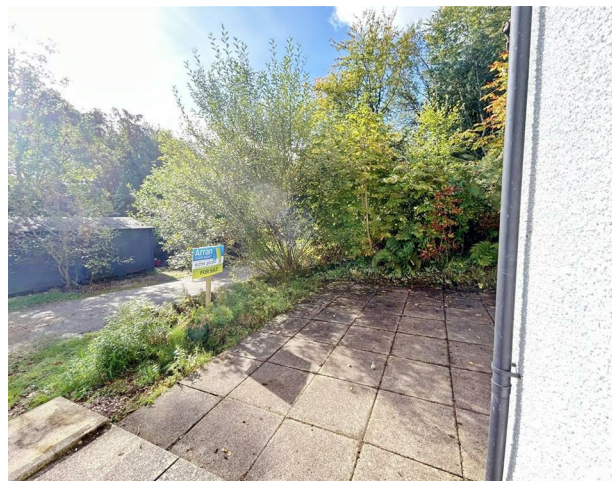
### Viewings by appointment

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

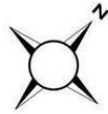
If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.

Caledonian MacBrayne Tel: 01770 460 361 [www.calmac.co.uk](http://www.calmac.co.uk)



### Chestnut Cottage Ground Floor

Approx. 37.2 sq. metres (400.8 sq. feet)



### Chestnut Cottage First Floor

Approx. 30.0 sq. metres (323.4 sq. feet)



Total area: approx. 67.3 sq. metres (724.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>100</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

### DIRECTIONS

From Brodick Pier turn right and proceed through the village passing the Brodick Golf Clubhouse on the right. Proceed from a further 200 metres and turn left up Glen Cloy Road. Travel up this road for about 800 metres and turn right immediately past the timber yard. Carry on for about 200 metres and turn left past Glencloy Farmhouse, the large sandstone villa on the left, and follow the track round to the right where Chestnut Cottage is the first property on the left.

### CONTACT

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