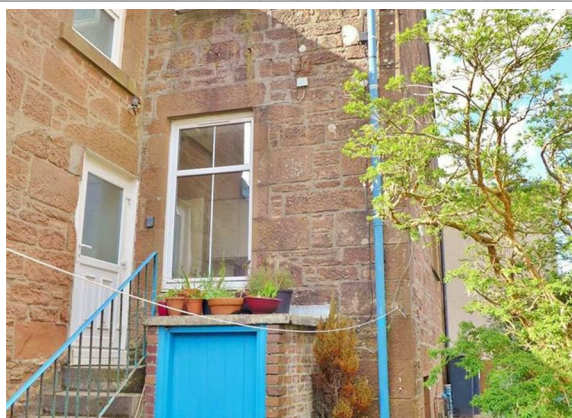




Lyndene,
Brodick,
Isle of Arran,
KA27 8AJ



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

**4 Bed
Villa
located in Brodick**



**** SUBSTANTIAL PRICE REDUCTION ****

Situated in the heart of Brodick, Lyndene is a traditional stone-built villa, with stunning open views across Brodick Bay. Currently a much-loved family home, the property was formerly a popular tea room with owner's accommodation above. With such a prime village location, views across Brodick Bay towards Brodick Castle, the potential for commercial use, with the relevant planning approvals, is very easy to appreciate.

Accommodation comprises front vestibule into entrance hall, airy lounge/dining room, kitchen, ground bedroom/office, two utility rooms, rear vestibule and bathroom. On the mezzanine floor there is a bathroom, toilet and cloaks with storage cupboards and on the upper floor there are three double bedrooms, one with an ensuite shower room, a small single / nursery room and a second lounge.

The main entrance is via double storm doors into a spacious hall. The substantial lounge / dining room enjoys the stunning panoramic views of Goatfell and southerly towards the ferry port. There is a relatively modern fitted kitchen with cream gloss floor and wall mounted units with integrated gas hob, oven and separate grill. Next to the kitchen is an office or possible ground floor bedroom, also on this floor are two utility rooms, rear vestibule and a ground floor shower room. There is a single person lift to the upper floor and stairs leading up to the upper accommodation.

On the mezzanine floor there is a bathroom, separate toilet and a storage/cloakroom and on the upper floor there three bedrooms, one with ensuite shower room, and a smaller box room with roof window. A second lounge, with gas effect fire and boasting the fabulous front facing views completes the versatile accommodation.

Additionally, and accessed from the rear garden area, there is a sizable basement room which offers further development options.

GROUND FLOOR

Entrance Hallway

10'9" x 17'6"

Via a covered vestibule and through storm doors, the large hallway has access to all accommodation within.

Lounge / Dining Room

12'4" x 23'0"

Delightful large room with huge picture window offering stunning coastal views.

Kitchen

8'9" x 9'10"

Fitted kitchen to the side of the property with a window looking up through the village towards the pier.

Office / Extra Bedroom

8'4" x 9'10"

Useful ground floor accommodation with window to the rear.

Rear Vestibule

10'9" x 17'6"

Shower Room

5'8" x 11'8"

Ground floor facilities.

Utility Rooms 1 & 2

13'0" x 18'9" (approx)

Versatile store / utility spaces to the rear of Lyndene.

UPPER FLOOR

Half Landing W.C.

2'9" x 4'11"

Half Landing Store Cupboard

6'6" x 8'8"

Half Landing Bathroom

7'3" x 6'2"

Bedroom 1

10'2" x 13'11"

To the rear with plenty of built in storage.

Bedroom 2

12'9" x 12'6"

With stunning views towards Goatfell, and enjoying ensuite facilities.



Ensuite

6'0" x 5'4"

Ensuite shower room.

Box Room

8'10" x 8'10"

To the front of the property, this could easily upgrade to become larger ensuite facilities.

Bedroom 3

13'4" x 10'3"

Large room to the rear.

Upper Lounge / Bedroom 4

13'5" x 12'6"

Another stunning large room with views to the front and side of the property.

Floor Plan

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

Garden

To the rear of the property is an enclosed courtyard which benefits from the sun in the afternoon and evening.

Services

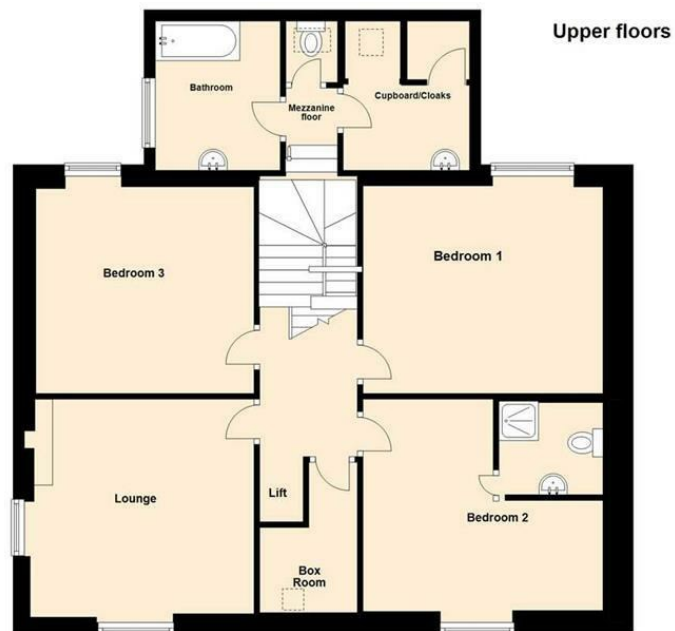
The property is connected to mains electricity, water and drainage. Heating and hot water is by an oil fired boiler with radiators throughout.

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





Lyndene

DIRECTIONS

From Brodick Pier turn right and proceed through the village where Lyndene is located on the left-hand side approximately half a mile from the pier. Please note there is no dedicated parking space with this property.

CONTACT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		33	74
Scotland		EU Directive 2002/91/EC	

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