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Highview, 41 Alma Park, Brodick, KA27 8AT

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**Arran**  
ESTATE AGENTS



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## HIGHVIEW, 41 ALMA PARK, BRODICK, KA27 8AT

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### HIGHVIEW IN BRIEF

- Spectacular bay and hill views
- Three / four bedroom bungalow
- Stunning, walk-in condition
- Substantial grounds with off road parking
- Separate one bedroom apartment
- Elevated village location close to all amenities

### DESCRIPTION

Highview is a substantial and spacious four bedroom family bungalow which has been extended to include a one-bedroom annex. As the name suggests, Highview enjoys a spectacular elevated location with views overlooking Brodick Bay, Goatfell and beyond - truly unique setting! The main accommodation comprises entrance hallway, open plan kitchen/dining/lounge, laundry/utility room, family bathroom, three double bedrooms, one with an ensuite, a single bedroom/office and an abundance of clever storage cupboards. Highview boasts an interlinked annex, which offers additional spacious one bedroom, self-contained accommodation with open plan kitchen/dining/lounge, double bedroom with en suite shower room, storage cupboard and w.c.. This would make ideal granexe accommodation or equally letting accommodation to provide the new owners with a ready-made income stream.

### DIRECTIONS

From Brodick pier turn right, travel for approximately 100 metres then turn left immediately before the Co-op. Travel up and follow the road round to the right, take the second turning on the left into Alma Park and follow the road for approximately 400 metres where Highview is at the end of this elevated cul-de-sac.

### GARDEN

The garden has been landscaped and designed to create a wonderful, low maintenance outdoor space. There are timber decks accessed from the patio doors, a lawn area and a 6 seater hot tub, all making the most of the spectacular views and location. To the front there is substantial off road parking for several vehicles on both a gravel and paviour driveway. Gravel walkways lead around the grounds where there are a number of functional timber and composite multipurpose stores and sheds including a workshop and summer house, both benefitting from heat and power and there is also an outside tap.

### SERVICES

The property is connected to mains electricity, water and drainage. Heating and hot water is by oil with radiators throughout, and is supplemented by a wood burning stove in the lounge. The summerhouse also boasts a woodburning stove.

### COUNCIL TAX

Highview is banded 'E' paying £ 2401.82 on 2021/2022, including water and waste charges.

### ENERGY PERFORMANCE

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



## ACCOMMODATION

Highview is beautifully presented, in walk-in condition and boasts a versatile combination of uses and configurations. Currently the bungalow is a much-loved family home offering very flexible shared or independent living.

The main house is accessed via the covered entrance into a spacious welcoming L shaped hallway, with plenty of space for storing outdoor gear and providing access to all the accommodation within.

The lounge, kitchen and dining room are open plan with triple aspect picture windows taking in the incredible panoramic views across Brodick Bay to Goatfell. Patio doors open from the lounge area to the raised deck which also accommodates the hot tub.

The recently installed kitchen is fitted with modern grey gloss wall and base units, complementary worktops, island unit, electric hob and built in double oven and microwave. There is space for an American style fridge freezer and plumbing for a dishwasher.

There is a separate laundry/utility room with rear entrance door out to the garden which also houses the oil boiler and hot water cylinder.

The modern family bathroom is fitted with a white suite with a shower over the bath.

The hallway leads to three double bedrooms, two to the front and one to the rear which also benefits from an ensuite shower room. Towards the end of the hallway there is a single bedroom to the front of the bungalow – this is currently utilised as a home office/ study, a must have for many families. Completing this main accommodation is a wonderful walk in store / dressing room.

Highview has been extended, creating a self-contained one bedroom annex. This gorgeous addition has its own front and back doors, and is also interlinked with a door at the end of the hallway in the main bungalow.

There is a spacious lounge area, with French doors out to the garden which is open plan to the dining kitchen. The kitchen is fully fitted with cream wall and base units with black worktop, electric hob and oven, with space for a fridge freezer and plumbing for a washing machine.

The double ensuite bedroom is to the front of the property, and the apartment also included a separate w.c and storage cupboard for outdoor weather gear.

Viewing is an absolute must for Highview – the location, versatility and setting of this stunning property is outstanding!

## OTHER INFORMATION

The Isle of Arran is a place where you can find a little bit of everything you'd ever want from a Scottish island; an ever-changing coastline, dramatic mountain peaks, sheltered beaches, verdant forests, great cultural festivals and a wealth of tasty local produce. With excellent leisure facilities including tennis and bowling facilities, the 18-hole golf course and those at the Auchrannie Resort, Brodick village's amenities include banks, shops, hotels, restaurants and bars. Brodick has a primary school with early years classes at Brodick Hall and Arran High school is located in Lamlash to which pupils travel daily by bus.





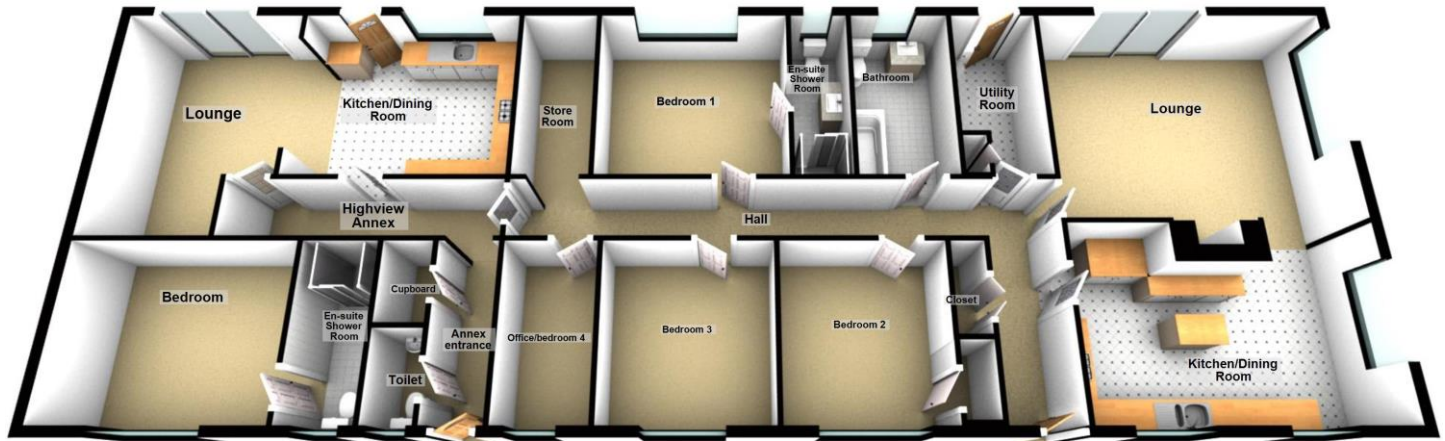
#### APPROXIMATE ROOM SIZES

ENTRANCE HALL	1.08m (3' 7") x 10.19m (33' 5") overall
KITCHEN/DINING	3.54m (11' 7") x 5.38m (17' 8")
LOUNGE	5.41m (17' 9") x 4.19m (13' 9")
UTILITY ROOM	3.06m (10' 0") x 1.60m (5' 3")
BEDROOM 1	3.60m (11' 10") x 2.98m (9' 9")
ENSUITE SHOWER ROOM	1.00m (3' 3") x 2.98m (9' 9")
BEDROOM 2	2.94m (9' 8") x 2.96m (9' 9")
BEDROOM 3	3.01m (9' 11") x 3.00m (9' 10")
OFFICE/BEDROOM 4	3.01m (9' 11") x 1.98m (6' 6")
BATHROOM	1.85m (6' 1") x 2.98m (9' 9")
STORAGE ROOM	1.21m (4' 0") x 2.93m (9' 7")

#### ANNEX

ENTRANCE HALL	1.06m (3' 6") x 5.02m (16' 6") overall
TOILET	0.91m (3' 0") x 1.89m (6' 2")
KITCHEN/DINING ROOM	2.93m (9' 7") x 4.14m (13' 7") overall
LOUNGE	4.02m (13' 2") x 3.97m (13' 0") overall
BEDROOM	2.96m (9' 9") x 4.00m (13' 1")
ENSUITE	1.30m (4' 3") x 2.99m (9' 10")

#### Highview, 41 Alma Park



FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY  
TOTAL FLOOR AREA: 180.4sqm (1941.5sq feet) approximately



*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)*

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