

41, Alma Park,  
Brodick,  
Isle of Arran,  
KA27 8AT



**Arran**  
ESTATE AGENTS



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# 5 Bed Cottage - Detached located in Brodick



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. Highview is beautifully presented, in walk-in condition and boasts a versatile combination of uses and configurations.

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 Lamash to which pupils travel daily by bus. With it's elevated location, Highview takes in the panoramic views across Brodick in a peaceful location yet just a short distance from all the amenities.

### Entrance hall

3'6" x 33'5" overall

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.

### Kitchen/ dining

11'7" x 17'7" overall

The spacious kitchen and dining room are open plan to the lounge with triple aspect picture windows taking in the incredible panoramic views across Brodick Bay to Goatfell.

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.

### Lounge

17'8" x 13'8"

This impressive cosy lounge is open plan to the kitchen area and has dual aspect picture windows over looking Brodick Bay and beyond.

Patio doors lead out from the lounge to the timber deck.

There is space for a large dining table as well as ample cosy seating by the wood burning stove.

### Utility room

10'0" x 5'2"

The utility/ laundry room is accessed off the hallway with a rear entrance door out to the garden. This room also houses the oil boiler and hot water cylinder.

### Bedroom 1

11'9" x 9'9"

The main double bedroom with a window taking in the impressive rural views over towards the Arran mountain ranges with an ensuite shower room.

### Ensuite Shower room

3'3" x 9'9"

Off the main bedroom with a frosted window to the rear garden and fitted with a white suite.

### Bedroom 2

9'7" x 9'8"

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

### Bedroom 3

9'10" x 9'10"

Double bedroom to the front of the bungalow

### Bedroom 4/ home office

9'10" x 6'5"

A versatile single bedroom with window to the front of the bungalow.

### Bathroom

6'0" x 9'9"

Family bathroom window to the rear and fitted with contemporary white suite with shower over the bath

### Storage / dressing room

3'11" x 9'7"

### ANNEX

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.

### Entrance Hall

3'5" (9'10" 19'8") x 16'5" (52'5" 19'8") overa

Accessing all the accommodation and has a large storage cupboard for outdoor weather gear.

### Lounge

13'2" x 13'0" overall

There is a spacious lounge area, with French doors out to the garden which is open plan to the dining kitchen.

### Kitchen/ dining

9'7" x 13'6" overall

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.

### Toilet

2'11" (9'10" 0'0") x 6'2" (19'8" 6'6")

Off the hallway with a white suite and window to the front of the bungalow

### Bedroom

9'8" x 13'1"

Double bedroom to the front of the bungalow with en- suite shower room.



### Ensuite shower room

4'3" x 9'9"

With window to the front of the bungalow and fitted with a white suite.

Highview offers unique and flexible living accommodation, currently used as a home and letting apartment or equally one large home or two letting properties. With all the relevant consents and Short Term Let licensing in place and a number of repeat customers, as such could be sold as a turnkey property, including the majority of the contents (bed linen etc.), furniture, white goods and rentals.

### 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.

### 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)



## Highview, 41 Alma Park



### 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.

### CONTACT

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	