



Pier House,
Brodict,
KA27 8AY



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

3 Bed
House - Detached
located in Brodick



**CALLING ALL BUILDERS & DIY ENTUSIASTS - THIS FABULOUS
DETACHED HOME IS RIPE FOR DEVELOPMENT**

The Pier House is a substantial detached sandstone villa, truly unique centrally location close to Brodick Pier. The property enjoys a wealth of history, being home to the former harbour master, and takes in some stunning views towards Brodick Bay and Goatfell. The location of this villa offers the opportunity for a unique family home or for the property to be redeveloped. The Pier House retains some of the original features including timber window shutters and doors, however it does require refurbishment and modernisation and has been priced to reflect this.

To the front, the small enclosed garden area is partially gravelled and to the rear the fairly large garden is laid to lawn with mature trees and shrubs. There is also a brick built garage which was formerly a stable, and a brick built outhouse split into two separate areas, both of these have power and light. The rear garden is bound by a red sandstone wall and timber fencing.

Entrance Hall

6'0" x 16'5"

The front entrance opens into a spacious central reception hallway with stairs leading up to the first floor. There is a generous lounge and a second good sized sitting/dining room on the ground floor, each with an open fireplace. The dining room leads through to the compact kitchen with rear door access to the enclosed garden and outhouses. The staircase from the hallway leads past a family bathroom on a half landing to the upper hallway. On this floor there are two good sized double bedrooms, both with dormer windows overlooking Brodick Bay and beyond. A single bedroom/box room with roof window completes the accommodation.

Lounge

12'1" x 16'2"

Generous lounge with window to the front retaining the original shutters and the focal point of an open fireplace.

Dining/ sitting room

11'3" x 16'2" overall

Generous dining/ sitting room with window to the front retaining the original shutters with the focal point of an open fireplace. There is also a spacious pantry cupboard. A door to the rear leads into the kitchen

Kitchen

11'6" x 6'3"

The compact kitchen with rear door access to the enclosed garden and outhouses and is flooded with natural light from the roof window.

Bathroom

7'6" x 6'0"

The staircase from the hallway leads past a family bathroom on a half landing to the upper hallway, with roof window to the rear of the villa.

Bedroom 1

12'1" x 15'11"

Large double bedroom with dormer window to the front taking in the views over Brodick Bay and benefits from built in cupboards.

Bedroom 2

7'6" x 7'1"

A single bedroom/box room with roof window to the front.

Bedroom 3

11'0" x 15'10"

Large double bedroom with dormer window to the front taking in the views over Brodick Bay and benefits from a built in cupboard.

Garden

To the front, the small enclosed garden area is partially gravelled and to the rear the fairly large garden is laid to lawn with mature trees and shrubs. There is also a brick built garage which was formerly a stable, and a brick built outhouse split into two separate areas, both of these have power and light. The rear garden is bound by a red sandstone wall and timber fencing.

Council Tax

The property is currently banded 'C' for council tax paying £1426.10 including water in 2022/23.

Services

The Pier House is connected to mains electricity and water. The property has electric storage heating and drainage is to a shared septic tank.

A little more information

The Isle of Arran is a place where you can find a little bit of everything you could 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 and the secondary school is located in Lamlash to which pupils travel 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



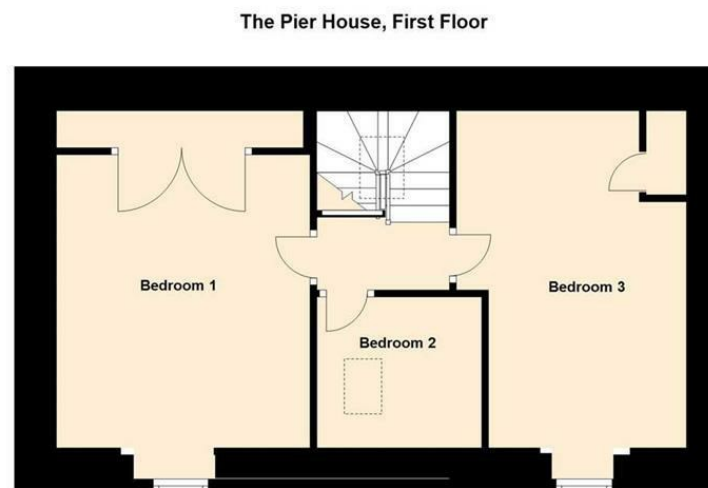
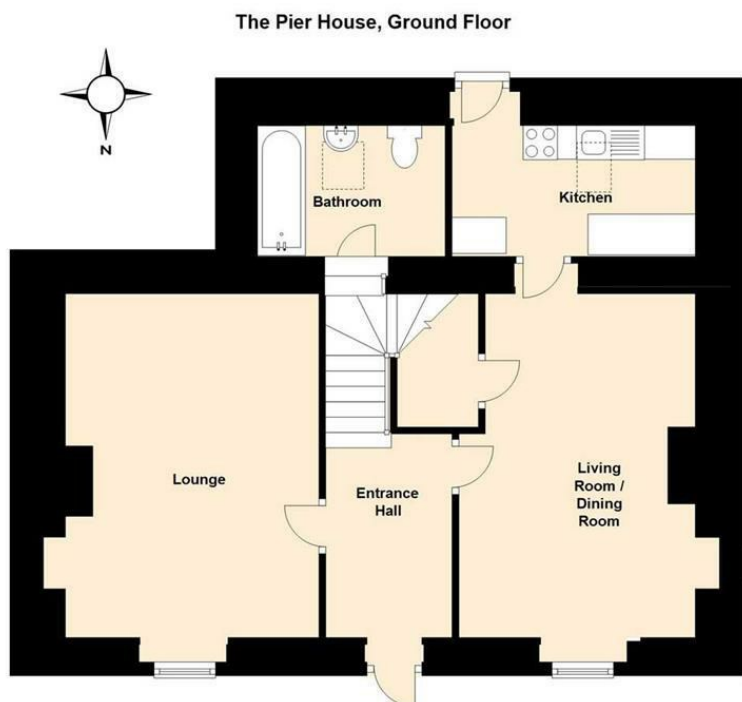
DIRECTIONS

At the arrival ferry port in Brodick, the Pier House is the red sandstone house set back from the car parking area, adjacent to the Visitor Information Centre.

CONTACT

Invercloy House Brodick
Isle of Arran
North Ayrshire
KA27 8AJ

E: sales@arranestateagents.co.uk
T: 01770 302310
www.arranestateagents.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		24	
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	