



Kelvingrove,
Springbank,
Brodict,
Isle Of Arran,
KA27 8BE



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

3 Bed
Bungalow - Detached
located in Brodick



Nestled in the picturesque Alma Road, Brodick, on the stunning Isle of Arran, this charming detached bungalow from the 1930s has been sympathetically modernised and offers a tranquil retreat with breathtaking sea views.

Boasting both an inviting lounge and conservatory, three bedrooms, and a well-appointed contemporary breakfasting kitchen, this property provides ample space for comfortable living. The neutral and calming decor throughout the home creates a beautifully presented interior, ensuring a peaceful ambiance.

Convenience is key with off road parking available and a short distance from the ferry terminal, a rare find in such a scenic spot. Situated in an elevated position overlooking Brodick Bay, the property offers mesmerising panoramic views that will captivate you every day.

Enjoy the best of both worlds with a peaceful location that is close to village amenities, providing easy access to everyday essentials. The property is in walk-in condition, meaning you can move in and start enjoying your new home right away without the hassle of renovations.

If you are looking for a peaceful haven with sea views, charming decor, and convenient amenities, this delightful bungalow in Brodick is the perfect place to call home.

Entrance Hallway

4'6" x 11'11" overall

The double glazed front door opens into a spacious entrance hallway accessing all the accommodation within and has ample space for storing outdoor gear.

Lounge

14'4" x 16'2" overall

The fabulous lounge is flooded with natural light from the bay window to the front taking in the wonderful views across Brodick Bay and beyond.

A cosy recess nook to the side of the lounge has a window to the front and accommodates the wood burning stove, leaving plenty of room for comfy seating and the perfect place to spend your time watching the world go by.

Breakfasting Kitchen

11'9" x 11'3"

Recently installed the breakfasting kitchen is to the rear of the bungalow and enjoys French doors through to the conservatory. Fitted with a plethora of wall and base units in a pebble grey gloss and complementary driftwood timber effect counter tops and breakfasting bar. There is a large integrated fridge and freezer and dishwasher, electric oven/grill/microwave and plumbing for a washing machine.

Conservatory

22'6" x 13'3" overall

To the rear of the kitchen this lovely conservatory wraps around to the side of the bungalow taking in the impressive views over Brodick Bay. There is plenty of space for a dining table as well as comfy seating and access through out to the rear garden and patio.

Bedroom 1

13'5" x 14'5" overall

Imagine waking up to the view of Brodick Castle and the Ayrshire coastline beyond every morning from the bay window to the front of the bungalow

This spacious double bedroom is fitted with ample wardrobes meeting all your storage needs.

Bedroom 2

11'5" x 12'9" overall

Double bedroom to the rear of the bungalow with a window to the side and traditional press accommodating the heating controls.

Bedroom 3 / Study

10'3" x 7'10"

Single bedroom or a wonderful study/ home office to the rear of the bungalow over looking the gardens.

Bathroom

5'10" x 7'11"

This family bathroom is fitted with a contemporary modern white suite with rainfall shower over the bath and built in sink with vanity unit.

Garden

The grounds at Kelvingrove are immaculate and have been thoughtfully landscaped and planted, forming a low maintenance garden making the most of the location and space.

Securely bounded with hedging and fencing the grounds have been



zoned creating a gravel driveway to the side with a lawn area and space for parking several cars off road.

To the front, the gravel walk way leads to the front steps and door bordered with a lawn area and terraced flowering beds. The conservatory to the rear opens out to a wonderfully sunny and private south facing patio area with a terraced lawn area and flower beds, drying green and two timber sheds; one with power.

In addition there is a handy outside electrical socket and cold water tap.

Services

Kelvingrove is connected to mains electricity, water and drainage. Central heating is by the oil fired boiler located externally to the side of the bungalow, supplying radiators throughout, with the hot water tank in loft.

This is supplemented by the log burning stove in the lounge.

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





Kelvingrove

Total area: approx. 103.2 sq. metres (1110.8 sq. feet)

FLOOR PLAN NOT TO SCALE FOR GUIDANCE ONLY
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

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 where Kelvingrove is the fifth house on the left.

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