



Park Cottage,
Alma Road,
Brodict,
Isle Of Arran,
KA27 8BU



Arran
ESTATE AGENTS

ISLAND OWNED & RUN SINCE 1990

**3 bed
detached bungalow
located in Brodick**



Welcome to Park Cottage nestled in the heart of the charming village of Brodick. This traditional red sandstone detached cottage is a true hidden gem, with a fabulous central village position, close to all of the amenities.

The cottage boasts a spacious open plan living area, a modern bathroom, three cosy bedrooms; one with an ensuite and a great sized garden. It offers ample space for comfortable living or could be the perfect bolt hole to escape to on the Isle of Arran.

One of the outstanding features of this property is its contemporary kitchen extension, which has created a light bright and airy open plan living area, perfect for relaxing or entertaining guests.

Whether you're looking for a permanent residence or a holiday home, this homes offers the best of both worlds - a traditional cottage feel with all the modern comforts and space.

Park Cottage is in walking distance of all Brodick village amenities which include the bowling green, tennis courts, 18-hole golf course and library not forgetting the excellent leisure facilities at the Auchrannie Resort. As well as an abundance of eateries, shops and pubs, Brodick also has one of the island's petrol stations and the largest of the three Co-ops is located along the shorefront. Along the seafront there are boating facilities including launching ramp and moorings in the bay. Brodick has its own Early Years Nursery, Primary School and Arran High School is located in Lamlash which pupils travel to daily by bus.

Entrance Hall

3'5" x 10'11"

Through a glazed door, the main front entrance opens into a the hallway floored with the original natural timber boards that flow onwards into the lounge of the open plan living space.

Open Plan Living Area

13'11" x 23'2" overall

The open plan living area is to the rear of the hallway and has been extended, creating a bright, airy, sociable space filled with natural light from the multiple windows and roof light. With space for a good sized dining table and comfy lounge seating by the wood-burning stove, this room is a delightfully social space for entertaining friends or for cosy family gatherings. The multiple aspect windows draw your eyes to the

panoramic view of Arran's glorious mountains.

The well equipped kitchen comprises of cream wall and base units with a complementary timber worktop with integrated gas hob and electric oven.

Bedroom 1

9'11" x 12'4"

Peaceful front facing ground floor double bedroom with an ensuite shower room.

Ensuite Shower Room

3'6" x 6'6"

Modern shower room to the rear of the bedroom.

Bedroom 2

8'11" x 12'4"

Ground floor front facing good size double bedroom.

Bathroom

6'0" x 11'0"

The large bathroom forms part of the new extension to Park Cottage and to the rear of the open plan living space. Fitted with a white suite and tiled flooring with shower over bath, the two frosted windows provide natural light and ventilation.

Side entrance porch

3'9" x 4'3"

A handy side entrance porch with space to hang outside gear and shoes, opening into the open plan living space.

Attic Bedroom 3

11'10" x 11'0"

Accessed via the stairs to the rear of the lounge, a spacious double / twin bedroom with views to the the front of the cottage over the gardens from the dormer window. Filled with natural light it could equally be a studio or home office.

Garden

Park Cottage sits with in its own private and secure grounds, tucked away from the hurly-burly of the village yet a short flat walk to all the amenities. There is a spacious gravel driveway to the front offering plenty of parking and turning for at least two cars. To the south/west side of the cottage, there is a slabbed patio seating area with enviable views of Goatfell and the surrounding glens which include Glen Cloy,



Glenrickard and Glen Rosa to name but a few. The perfect spot for enjoying the afternoon and evening sun.

To the rear of the cottage, there is a good sized relatively flat lawn area ideal for playing outdoor games.

There are also raised timber planters great for growing vegetables and herbs by the side of the kitchen.

Services

Park Cottage is connected to mains electricity, water and drainage.

Central heating is by the oil fired boiler located externally to the rear of the cottage and supplying radiators throughout.

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.

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

Viewings by appointment

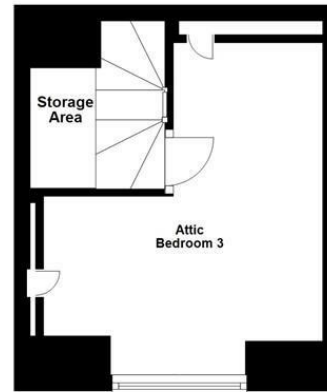
Please note that viewings are strictly by appointment.

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.





Park Cottage



Upper Floor

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			82
(69-80) C			
(55-68) D		62	
(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 and proceed through the village for about one mile . Turn immediately left once you reach the Shanghai takeaway onto Alma Road and proceed up Alma Road for approximately 100 metres where Park Cottage is the first house after the Free Church of Scotland building.

CONTACT

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