



12, Brathwic
Terrace,
Brodict,
Isle Of Arran,
KA27 8BW



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

2 / 3 Bed
Semi-detached home
located in Brodick



Welcome to 12 Brathwic Terrace, in the village of Brodick on the glorious Isle of Arran.

This semi-detached property enjoys an elevated location near the centre of Brodick within a quiet residential cul de sac. 12 Brathwic Terrace is surprisingly spacious, converted bungalow which already benefits from central heating and a versatile internal layout with the potential of three large double bedrooms - ideal for a growing family or those in need of extra space.

One of the standout features of this property is the development potential it offers. Whether you're looking to add your personal touch or expand the living space, the possibilities are endless. Additionally, the off-road parking, garden workshop and low maintenance south facing rear terraced gardens provides the perfect space for outdoor living.

Don't miss out on this fantastic opportunity to own a piece of island life. With its popular location, flexible layout and off-road parking, this bungalow is just waiting for you to make it your own.

Book a viewing today and start envisioning the life you could create in this wonderful property.

Entrance hallway

15'1" x 8'2"

The side entrance opens into a spacious hallway accessing all the accommodation within, there is a handy area to the side for storing outdoor gear and Oak timber open stairs lead up to the attic bedroom.

Kitchen area

10'0" x 10'11"

To the rear of the hallway and bungalow is the kitchen which is open plan to the lounge and dining room. Fitted with white wall and base units, an electric range cooker, dishwasher and fridge freezer. The white units are complemented by Ash timber work tops.

Lounge / dining room

18'7" x 12'1"

Open plan to the kitchen the spacious lounge and dining room enjoys a southerly aspect over looking the rear gardens from the picture window. Patio doors open through to a utility porch. This spacious yet cosy room also has the focal feature point of fireplace inset with electric fire for additional heat.

Utility porch

11'6" x 5'8"

Utility porch has plumbing and space for both a washing machine and tumble dryer. A stable door from the porch leads out to the rear garden.

Bedroom 1

10'2" x 16'4"

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

Bedroom 2

10'2" x 11'9"

Second double bedroom to the front of the bungalow with a built in storage.

Bathroom

8'2" x 5'9"

Ground floor bathroom fitted with a white suite with shower over the bath and linen cupboard.

Bedroom 3

14'11" x 15'5" overall

Spacious double attic bedroom with roof window

Ensuite shower room

8'11" x 3'6"

Ensuite shower room with roof window and fitted with a white suite.

Attic store room

7'2" x 12'8"

A handy spacious attic store room with power and light, offers scope for further development.

Garden

12 Brathwic Terrace boasts generous off road parking on a freshly gravelled driveway.

To the front, the gardens are mostly gravelled with mature grassed and flowering shrubs.

The enclosed rear garden houses two timber sheds / workshops and a greenhouse as well as a lovely elevated timber deck which benefits from the sun in the afternoon and evening.

Services

12 Brathwic Terrace is connected to mains electricity, water and drainage. Central heating is by the oil fired boiler located in the rear garden supplying radiators throughout. This is supplemented by the electric 'coal effect' fire within the lounge.



Council Tax

The property is banded 'B' paying £1554.39 in 2024/25.

A little more information

Brodick is the largest village on Arran with the main ferry terminal, large Co-op and several other shops, banks, pubs and restaurants. There are also leisure facilities at Ormidale Park and Auchrannie Resort as well as excellent boating facilities in Brodick Bay. Brodick has its own Early Years nursery and primary school. The secondary school is in Lamlash to which pupils are conveyed daily by bus.

Floor Plan

Floor plan is not to scale and is to be used for guidance only. Room sizes are approximate.

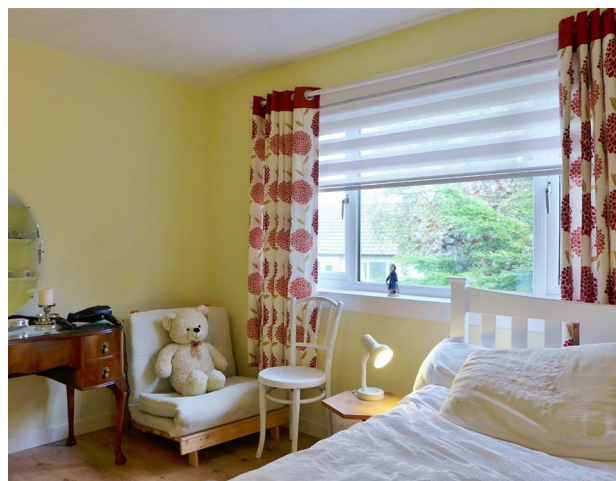
Viewings by appointment

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



12 Brathwic Terrace Ground Floor



12 Brathwic Terrace First Floor



DIRECTIONS

From Brodick Pier, turn right and then immediately left up Alma Road beside the Co-op. Proceed round to the right and take the first left and travel up to the top of hill and follow road round to left along Brathwic Place. At the end of the road turn right into Brathwic Terrace where number 12 Brathwic Terrace is the 6th house on the left.

CONTACT

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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			80
(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 