



Inverkeilor,
Manse Road,
Brodict,
Isle of Arran,
KA27 8DN



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

2 Bed
Bungalow - Detached
located in Brodick



Welcome to this lovely detached bungalow located on Manse Road in Brodick. This delightful property boasts a bright, triple aspect lounge /dining room, perfect for relaxing or entertaining guests. With two comfortable bedrooms, a well fitted dining / kitchen and an accessible modern shower room, this home offers ample space for a small family or those looking for downsize.

Inverkeilor enjoys a highly desirable village location with views providing a breathtaking backdrop to everyday life.

The secure gardens are not only easy to maintain but also provide a lovely outdoor space to enjoy the fresh air and sunshine with wonderful views across Glencloy and beyond. Whether you have always dreamt of your own garden, or simply enjoy relaxing in your own outdoor space in, this property caters to your needs.

Don't miss the opportunity to make Inverkeilor your new home. With its tranquil yet central location, beautiful views, and comfortable living space, this property is a true gem waiting to be discovered.

Entrance vestibule

4'11" x 3'6"

The front door opens from the veranda into an entrance vestibule with storage cupboard. From the vestibule, the central hallway provides access to all the accommodation within.

Within the hallway there is also a large cloaks cupboard and a separate airing cupboard with hot water cylinder.

Lounge / dining room

16'10" x 27'7"

The spacious lounge / dining room enjoys a triple aspect, with a picture window to the front and side enjoying magnificent views across Glen Cloy to Goatfell.

To the rear of the lounge is a good sized dining area, with a window overlooking the garden and door through to the kitchen.

Kitchen

13'1" x 11'9"

The kitchen opens off the hallway and dining area. It has white fitted white wall and base units and a complementary timber effect worktop. There is space for free standing appliances including fridge/freezer, cooker, dishwasher, washing machine, and tumble dryer. As well as plenty of room for a small breakfasting table.

A door leads straight from the kitchen out to the rear garden.

Showerroom

5'4" x 8'5"

The modern shower room is fully accessible and is fitted with a large walk in shower. The walls are fully wall boarded with a frosted window to the rear.

Bedroom 1

12'10" x 9'2"

Spacious double bedroom to the front of the bungalow with a picture window taking in the views to Goatfell and a built in wardrobe.

Bedroom 2

9'6" x 11'10"

Smaller double bedroom to the rear with a window overlooking the gardens and a built in wardrobe.

Garden

The garden is fully enclosed and laid mainly to lawn around three sides of the house. There are flower and shrub borders beside the house and red sand stone garden wall to the front, with hedging to the rear.

The gravel driveway to the side provides off road parking and there is a timber shed to the rear garden.

The setting of Inverkeilor is ideal for those wishing to enjoy the village amenities whilst also enjoying a high degree of privacy.

Council Tax

The Council Tax charges are set out by North Ayrshire Council, and the property is banded E.

Services

Inverkeilor is connected to mains electricity, water and drainage.

Heating and hot water are supplied by electricity with storage heaters and panel heaters throughout.

A little more information

Inverkeilor is located in Brodick on the beautiful Isle of Arran and a short walk from all the amenities within this popular village. With its excellent sporting facilities including football and rugby pitches, 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 with UHI Argyll hub is located in Lamlash to which pupils travel daily by bus.

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.

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



What3words///

Every 3 metre square of the world has been given a unique combination of three words.

Used for navigation, here are the words for this property:

What3words///rare.fluid.conjured

Inverkeilor



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

DIRECTIONS

From Brodick pier, turn right and drive along the seafront (A841) for half a mile. After the shops, opposite the bowling green and Brodick Hall, you will see a bus shelter on the pavement on your left. Manse Road is 15 metres after the bus shelter. Turn left into Manse Road (not named) and at first sight looks like a private drive. Inverkeilor is the first bungalow on the left handside.

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	