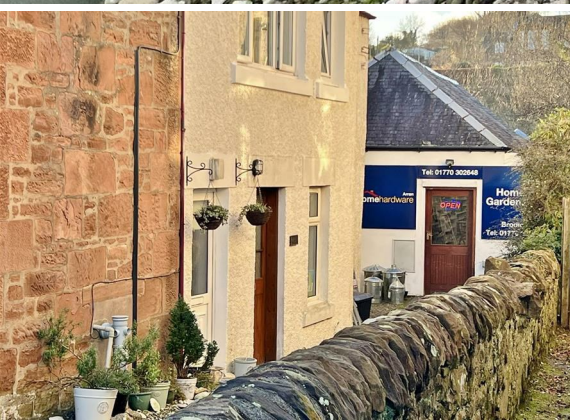




Portland,
Brodict,
Isle of Arran,
KA27 8AJ



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

4 Bed
Flat/Apartment
located in Brodick



****PRICE REDUCED, NOW LISTED UNDER THE HOME REPORT
VALUATION****

Nestled in the charming and popular village of Brodick, this delightful ground floor apartment offers a perfect blend of comfort and convenience. With spacious lounge, large kitchen and four bedrooms, this apartment is designed for low maintenance living, making it an ideal choice for those seeking a hassle-free lifestyle or a cosy bolt hole.

The property features a private patio garden area as well as both a bathroom and shower room, ensuring ample facilities for residents and guests alike. The dining kitchen is a lovely space, perfect for enjoying meals with family and friends, while the south-west facing enclosed private garden provides a serene outdoor retreat, ideal for soaking up the afternoon evening sun during the warmer months. It also presents a unique opportunity being a currently used as a holiday letting cottage with a Short Term Licence in place.

Situated in the heart of the village, this apartment is perfectly positioned to take advantage of local amenities, shops, and attractions, making it an excellent choice for both permanent residence and holiday letting. Whether you are looking for a peaceful getaway or a vibrant community to call home, this property offers a unique opportunity to experience the best of Brodick living.

Do not miss the chance to make this charming flat your own, where comfort meets convenience in a picturesque setting.

Entrance vestibule
3'3" x 3'10"

A handy space for storing coats and outdoor opens via the stable door into the kitchen

Kitchen/ diner
12'10" x 10'7"

The kitchen diner is fitted with wall and base units with, space and plumbing for a slimline dishwasher and free standing fridge freezer. The window nook is the perfect spot to enjoy your morning coffee. A feature archway leads through to the lounge.

Lounge
13'10" x 15'2"

Spacious lounge to the rear of the apartment with dual aspect windows.

Hallway
The central hallway leads of the lounge and benefits from two large storage cupboards.

Bedroom 1
8'2" x 11'3"
Double bedroom to the front

Bedroom 2
9'10" x 12'2"
Single bedroom to the front with a built in wardrobe.

Bedroom 3
11'0" x 8'9"
Double bedroom to the rear with French doors out to the rear gardens and patio area with plenty of storage space within built in wardrobes with mirrored doors. A lovely bright and sunny south west facing room.

Bedroom 4
6'11" x 8'11"
A good sized single bedroom to the rear with window out to the rear gardens. A lovely bright and sunny south west facing room.

Bathroom
7'7" x 5'5"
The family bathroom is has a roof window and it fitted with a white suite with a rainfall shower over the bath.

Shower room
5'2" x 7'10"
To the front of the apartment with a frosted window and fitted with a white suite with a walk in shower.

Garden
To the rear of Portland accessed from the double bedroom and French Doors is a good sized securely enclosed private garden and patio area with a covered pergola for enjoying the afternoon and evening sun. The garden is mostly laid to gravel and bounded by fencing and hedging.

Council Tax
Portland is rated 'C' for council tax with North Ayrshire Council at £1776.45 including waste and water.

Services
Portland is connected to mains electricity, water and drainage. Central heating and hotwater is by electric with storage heaters and panel heaters throughout.

A little more information
Portland is in the heart of Brodick a short stroll to the beach and Brodick Bay as well as all the amenities within the village and vibrant community.



Brodick enjoys 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.

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.

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/// cookies.narrate.grudging

Viewings by appointment

Please note that viewings are strictly by appointment.

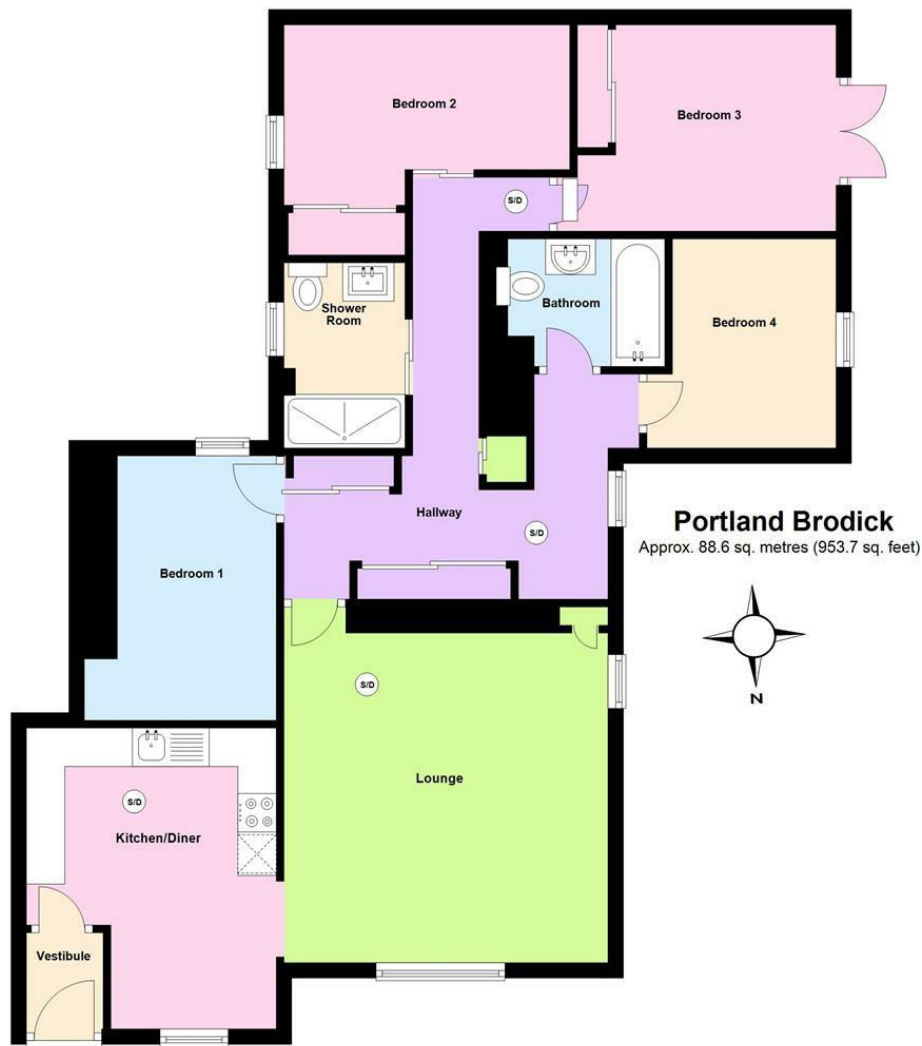
The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be 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





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		

DIRECTIONS

From Brodick Pier turn right and proceed for approximately quarter of a mile. Carry on to the centre of the village passing The Byre shop turn left to the lane for Home Hard where, Portland is located on the left hand side prior to the shop entrance.
What3words///
cookies.narrate.grudging

CONTACT

Invercloy House Brodick
Isle of Arran
North Ayrshire
KA27 8AJ

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

Arran
ESTATE AGENTS

ISLAND OWNED & RUN SINCE 1990