



Dalriada,
Brodict,
Isle of Arran,
KA27 8DN



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

3 Bed Detached Converted Bungalow located in Brodick



The lovely Dalriada is in the heart of Brodick on the picturesque Isle of Arran, this delightful detached bungalow offers a perfect blend of comfort and tranquillity. With three well-proportioned bedrooms, this home is ideal for families or those seeking a peaceful retreat.

The property boasts an open plan living area that creates a warm and inviting atmosphere, perfect for both relaxation and entertaining. Large windows allow natural light to flood the space, enhancing the sense of openness and connection to the beautiful surroundings.

One of the standout features of this bungalow is its expansive garden, providing a serene outdoor space where you can unwind and enjoy the fresh island air. The garden is perfect for gardening enthusiasts or simply for enjoying leisurely afternoons in a peaceful setting. Additionally, the sunny decked rear patio offers an excellent spot for al fresco dining or soaking up the sun, making it an ideal space for gatherings with family and friends.

Situated in a popular village location, this property not only offers stunning views but also easy access to local amenities and the vibrant community of Brodick. Whether you are looking for a permanent residence or a holiday home, this bungalow presents a wonderful opportunity to embrace the idyllic lifestyle that the Isle of Arran has to offer.

Do not miss the chance to make this charming property your own and experience the beauty and tranquillity of island living.

Vestibule

5'9" x 2'3"

A bright vestibule with glazed door allowing the hallway to flood with natural light

Entrance Hall

7'0" x 10'10" overall

A lovely sunny hallway leading to all of the spacious accommodation within.

Lounge / Dining Room

17'3" x 18'1" overall

This is a wonderfully spacious room with panoramic views towards Beinn Nuis, Beinn Tarsuinn, Beinn a' Chliabhain, A'chir, Cir Mhor and Goatfell - simply spectacular in every season. The room enjoys a traditional open fire with plenty of space to accommodate comfy seating and a dining area. A glazed door to the rear opens onto the raised timber deck patio leading to the rear garden.

Kitchen

10'4" x 13'7"

The dual aspect kitchen is fitted with floor and wall mounted units, with a cupboard housing the boiler. A half glazed door opens into the rear garden.

Bedroom 2

14'5" x 15'8" overall

The large front double bedroom enjoys the breathtaking views toward the hills - imagine waking up to that each morning!

There are two good sized wardrobes providing an abundance of useful storage.

Bedroom 3

11'10" x 13'0" overall

The rear bedrooms is also substantial and enjoys garden views and built in storage.

Walk-in Cupboard

4'7" x 6'8"

Exceptionally useful walk in cupboard, off the central hallway.

Bathroom

6'11" x 7'5"

To the rear of the property, and fitted with a three piece suite and electric shower over bath, a frosted window provides natural light.

Upper Floor Main Bedroom / Sitting Area

18'9" x 26'7" overall

This modern attic roof conversion is the perfect addition to Dalriada and has been cleverly designed to create a wonderful master suite. Four double roof windows provide plentiful light and even offer the stunning hill views.

Ensuite Shower Room

6'0" x 8'7"

A lovely contemporary shower room with a roof window for natural light.

Dressing Room / Office Space

5'11" x 13'6"

Open from the main bedroom, this area offers a private dressing space. Towards the gable, a door opens into the eaves storage space.

Eaves with Storage

6'0" x 11'11" overall

A door from the upper master suite opens into the eaves. There is a window on the gable wall which makes a normally dark storage area all the more usable.



Garden

The garden is perfect for gardening enthusiasts or simply for enjoying leisurely days in a peaceful setting. With its elevated location, it takes in the panoramic views across Brodick bay towards Goatfell and the Arran hills. The expansive rear garden is south west facing, with a sunny decked raised patio offering an excellent spot for al fresco dining or soaking up the sun - an ideal space for gatherings with family and friends. The grounds are mostly laid to lawn with a driveway to the front and side. There is a timber shed in the rear garden and the grounds are bound with mature shrubs and hedges.

Services

Dalriada is connected to mains electricity, water and drainage. Central heating is by the oil fired boiler, supplying radiators throughout. This is supplemented by the open fire in the lounge.

A little more information

Dalriada 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 a bank, 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 Lamash 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///rounds.fleet.districts





Dalriada, Manse Road, Brodick, Isle of Arran KA27 8DN

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

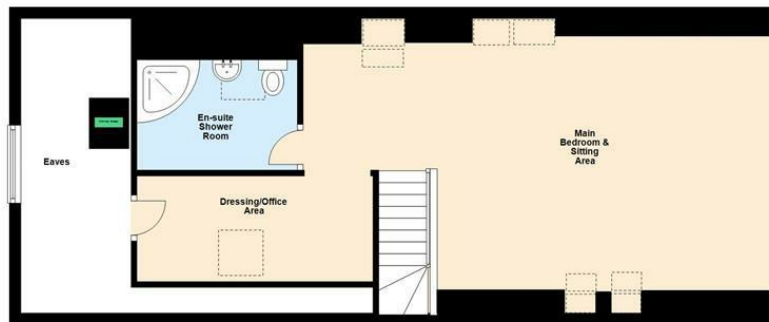
If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.

Caledonian MacBrayne Tel: 01770 460 361 www.calmac.co.uk





Ground Floor



Upper Floor

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 | | | 79 |
| (69-80) C | | | |
| (55-68) D | | 57 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Scotland | | EU Directive 2002/91/EC | |

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 six the driveway on the left handside. What3words ///rounds.fleet.districts

CONTACT

Invercloy House Brodick
Isle of Arran
North Ayrshire
KA27 8AJ

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