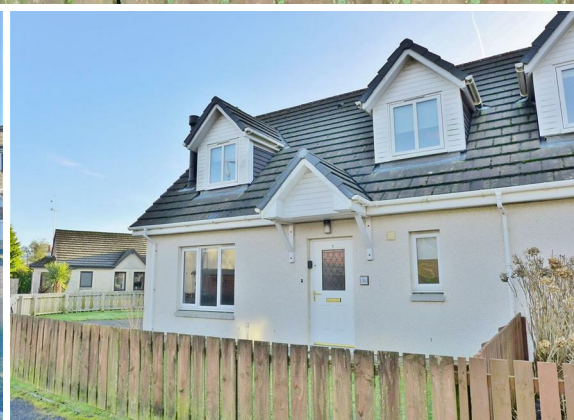




1, Glen Court,
Brodict,
Isle of Arran,
KA27 8BP



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

3 Bed House - Semi-Detached located in Brodick



Situated in Brodick, one of the largest villages on the Isle of Arran, this fabulous semi-detached house at 1, Glen Court offers a delightful family home. Spanning an impressive 1,066 square feet, the property features three well-proportioned bedrooms, making it ideal for families seeking comfort and space.

The heart of the home is the open-plan lounge, kitchen, and dining area, with focal wood burning stove, creates a warm and inviting atmosphere for both relaxation and entertaining. The design allows for seamless interaction between family members and guests, ensuring that everyone feels included. With two modern bathrooms, morning routines can be managed with ease, catering to the needs of a busy household.

Set on a large corner plot, the property boasts a generous garden that is perfect for children to play in or for hosting summer barbecues. The enclosed garden provides a safe space for outdoor activities, while the off-road parking adds convenience for residents and visitors alike.

This home is not only a practical choice but also a wonderful opportunity to enjoy the stunning natural beauty of the Isle of Arran. With its family-friendly layout and ample outdoor space, this property is sure to appeal to those looking for a serene yet vibrant lifestyle. Don't miss the chance to make this lovely house your new home.

Entrance Hall

2'11" x 24'10" overall

Central entrance hall with three storage cupboards which include a good sized under stair cupboard, linen and a spacious store cupboard which houses the hot water tank.

Open Plan Lounge/dining

14'0" x 17'6"

The spacious family lounge has space for a dining area and the focal point of a wood burning stove for cosy nights in. The lounge is open to the kitchen at the rear, which makes it a bright and versatile space with triple aspect windows and a door from the kitchen out to the garden.

Kitchen

11'10" x 7'11"

The kitchen is fully fitted with plenty of contemporary grey gloss wall and base units with a complementary marble effect top inset with an electric hob and integrated oven. There is plumbing and space for a washing machine and space for a large fridge freezer.

Bathroom

7'4" x 7'2"

The family bathroom is on the ground floor and fitted with a white suite with electric shower over the bath and partial tiled.

Bedroom 1

7'1" x 11'0"

A ground floor bunk/twin bedroom with built in wardrobes, located to the rear of the property.

Upper Floor Toilet

3'8" x 5'2"

Located on the upper floor hall between the bedrooms a handy toilet and wash hand basin this room has the potential to install a shower.

Bedroom 2

11'6" x 18'9"

Bedroom 2 is the largest bedroom with Dormer windows to the front and a built in wardrobe.

Bedroom 3

10'2" x 19'0"

A good sized double bedroom with dormer windows to the front and a built in wardrobe

Garden

The generous garden is mostly flat and securely enclosed by timber fencing. To the front there is a tarmac driveway for off road parking. The garden is mostly mainly laid to lawn, with a timber shed to the rear. There is a south facing patio area taking advantage of the views of Goatfell and catching the afternoon and evening sun.

A little more information

No 1 Glen Court is an excellent and easy to maintain property, in a desirable village location – early viewing is recommended.

The current owner has established a very successful holiday home with a repeat client base; however it also has potential to become a welcoming, practical family home within walking distance of all the amenities Brodick has to offer. The furniture, white goods, included bed linen etc. can all be included in this sale by separate negotiation.

Close to this family home are excellent leisure facilities including tennis and bowling facilities, the 18-hole golf course and those at the Auchrannie Resort, Brodick village's amenities include Royal Bank Of Scotland, 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.

Services

The property is connected to mains electricity, water and drainage. Hot water and heating are by electric with wall mounted electric radiators, panel heaters and underfloor heating in the kitchen. Supplemented by the wood burning stove in the lounge.

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///

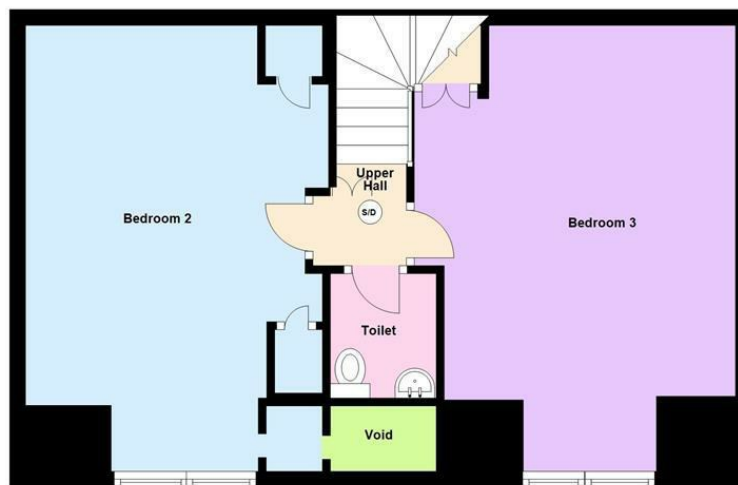
Every 3 metre square of the world has been given a unique combination of three words.

Used for navigation, here are the words for this property: What3words///





1 Glen Court



1 Glen Court -Upper Floor

DIRECTIONS

From Brodick Pier turn right and proceed through the village passing the Brodick Golf Clubhouse on the right. Proceed for a further 200 metres and turn left up Glen Cloy Road, take the first left and then first right, Fell View is the first house on the left hand side.

CONTACT

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