



8, Douglas Place,
Brodick,
Isle Of Arran,
KA27 8DB



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

2 Bed
Cottage - Terraced
located in Brodick



****SOLD****

Located in the picturesque village of Brodick on the Isle of Arran, this highly desirable terraced cottage offers the perfect blend of comfort and charm. With two well-proportioned bedrooms and a bright, airy open plan living, dining and kitchen area on the ground floor, the property is ideal for those seeking a tranquil retreat or a cosy home.

Douglas Place dates from around 1856 and was originally built for estate workers, the terraced cottages are now 'B' listed by Historic Scotland and known locally as 'Douglas Row'. The row is a much loved local area and properties in this address are rarely available.

Number 8 boasts a lovely enclosed courtyard garden, providing an ideal space for outdoor relaxation and entertaining - it catches the afternoon and evening sun and is a difficult space to beat in the spring and summer months!

This gem of a cottage is conveniently close to local amenities, making it an excellent choice for those who appreciate the convenience of village life. The inviting atmosphere of the cottage, combined with its attractive and original features, makes it a wonderful opportunity for anyone looking to embrace the serene lifestyle that the Isle of Arran has to offer.

Whether you are a first-time buyer, a small family, or seeking a holiday retreat, this cosy cottage is sure to capture your heart. Don't miss the chance to make this charming property your own.

Entrance hallway

5'2" x 10'9" overall

The front door opens in to a spacious entrance hallway accessing all the accommodation within.

There is a large under stair cupboard, perfect for hanging cloaks and all sorts of storage, golf clubs et al!

Open plan lounge dining area

20'9" x 10'3" overall

A cosy room with the feature of a traditional open fireplace and space for a large dining table. The picture window to the front floods the lounge area with natural light and to the rear of the lounge there are dual aspect windows and a glazed door opening out to the enclosed courtyard.

Kitchen area

8'3" x 10'7"

Off the lounge to the rear of the cottage the open kitchen area is fitted with wall and base units, with space for a freestanding electric cooker, fridge and washing machine.

The ample work surfaces and lighting add to the connectivity of this open plan space.

Shower room (The Cludgie)

4'9" x 10'8" overall

On the groundfloor of the hallway the spacious shower room benefits from high ceilings and is fitted with a white suite with large shower cubicle and storage cupboard.

Bedroom one

16'9" x 10'4"

Lovely bright and airy double room to the front of the cottage, with a dormer window taking in the southerly views over the gardens towards Brodick pier.

Bedroom two

10'9" x 11'2"

A large double bedroom to the rear of the cottage, with a built in wardrobe and dormer window looking out over the courtyard and the hills beyond.

Garden

To the rear of the property and accessed directly from the rear door is a delightful secluded courtyard which is enclosed by the original high stone garden walls. The three external store rooms have been cleverly turned into two and offer additional dry storage for garden equipment and bicycles.



With the relevant planning, there is huge potential to develop these stores into utility rooms, additional bathrooms or whatever your imagination allows!

All of the cottages in Douglas Place enjoy wonderful long gardens to the front - these are located across the road at the front of the cottage and are a unique addition to each property. This garden is presently leased on an annual basis from Arran Estates and we are advised that the lease will be offered to the new owners.

Services

8 Douglas Place is connected to mains electricity, water and drainage. Hot water and heating is via electric with storage and panel heaters throughout.

Council Tax

8 Douglas Row is rated 'C' by North Ayrshire Council paying £1914.80 including water and wastewater in 2025/26.

A little more information

8 Douglas Place is ideally located to access all the village services and community.

With 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'd 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.





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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///greyhound.avid.pockets





8 Douglas Place
Approx. 49.6 sq. metres (533.8 sq. feet)



8 Douglas Row
Approx. 33.4 sq. metres (360.0 sq. feet)

Total area: approx. 83.0 sq. metres (893.8 sq. feet)

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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	27	
(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 proceed through the village passing Brodick Golf Clubhouse on the right hand side. Proceed for a further 500 metres, turn left immediately before the school into Douglas Place and carry on past the house 'Stronach' where 8, Douglas Place is along the terrace, on the right.
What3words:///greyhound.avid.pocket

CONTACT

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