



Fairhaven,
Douglas Courtyard,
Brodict,
Isle Of Arran,
KA27 8AJ



Arran
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Three Bedroom Detached Home located in Brodick



Located in the vibrant village of Brodick on the picturesque Isle of Arran, this fantastic three-bedroom detached house offers a perfect blend of comfort and convenience. The property is ideally situated, allowing residents to enjoy the serene beauty of the surrounding landscape while being close to local amenities.

Upon entering, you will be greeted by a warm and inviting atmosphere, making it an ideal family home. The spacious layout provides ample room for relaxation and entertaining, with well-proportioned bedrooms that ensure a restful night's sleep. The built in storage in Fairhaven is also remarkable and as well as this, the property boasts a separate garage, providing even more storage or parking space, which is a valuable asset in this central village setting.

One of the standout features of this home is the enclosed sunny garden, perfect for enjoying the afternoon sun. Whether you wish to cultivate your own plants, host summer barbecues, or simply bask in the sun, this garden offers a private retreat for all your outdoor activities.

Additionally, the house is equipped with hive-controlled heating, allowing for efficient temperature management throughout the seasons. This modern convenience ensures that you can enjoy a warm and cosy environment, tailored to your preferences.

In summary, this detached home is a wonderful opportunity for those seeking a peaceful lifestyle in a stunning location. With its easy care and low maintenance features, convenient amenities, and beautiful surroundings, it is a property that truly deserves your attention.

Porch 3'3" x 6'6"

Lovely sunny porch, with traditional red tile flooring, with with front windows and partially glazed door providing the natural light - the perfect place to store outdoor gear.

Entrance Hall 14'9" x 3'3"

Well proportioned hallway with access to all of the accommodation within.

Living / Dining Room 13'1" x 22'11"

A large triple aspect open plan room with a bay windowed lounge to the front and French doors to the rear opening onto the terraced garden. A feature electric fire with surround adds to the cosiness of this room.

Kitchen/Breakfast Room 14'9" x 11'5"

A generously fitted 'cottage style' kitchen with space for the central dining table. The kitchen benefits from integrated appliances and a double window towards the rear garden.

Ground Floor Bedroom 1 11'5" x 11'5"

A good sized double bedroom with views to the front.

Shower Room 6'6" x 8'2"

Spacious shower room with opaque window to the rear.

Utility Room 11'5" x 4'11"

Excellent and practical utility room with a door into the rear garden and drying area

Garage 11'5" x 14'9"

Pitched roof garage with plenty of storage and an up and over electric door.

Bedroom 2 overall 18'0" x 8'2"

A lovely dormer bedroom with front views and large built in cupboards.

Family Bathroom 6'6" x 9'2"

A second family bathroom with modern white suite with shower over bath.

Bedroom 3 11'5" x 18'0" overall

Another lovely dormer bedroom with front views and large built in cupboards. There is also access to an undeveloped roof storage area.

Garden

Fairhaven enjoys a low maintenance garden which is terraced to the rear and also features a drying area, and patio terrace which benefits from the sun in the afternoon and evening.

Services

Fairhaven connected to mains electricity, water and drainage. Central heating is by the oil fired boiler supplying radiators throughout and this is controlled by a Hive app. The property further benefits from an air heat recovery system.



A little more information

Fairhaven is an excellent and easy to maintain property, in a desirable village location – early viewing is recommended. A spacious and welcoming family home within walking distance of all the amenities Brodick has to offer.

Some of the contents and furniture within the villa are available by negotiation if required.

Close to this 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.

Council Tax

Fairhaven is banded 'E' paying £2775.29 including water and drainage.

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

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.

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:

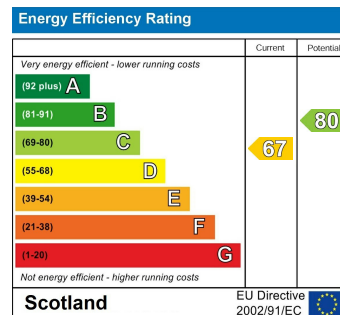
What3words///pencils.spouting.fight





Total area: approx. 156.6 sq. metres (1685.3 sq. feet)

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



DIRECTIONS

Brodict Pier, turn right and then immediately left entering the grounds of the Douglas Hotel. Take the road passing Heather Lodge on the left and you will find Fairhaven on the right, after the hotel.

CONTACT

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