



Croyde,
Alma Road,
Brodict,
Isle Of Arran,
KA27 8AZ



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

4 Bed Detached Villa located in Brodick



Located on the much coveted Alma Road in Brodick, this traditional villa, built between 1920 and 1929, offers a unique blend of period character and is full of potential. With spacious, flexible accommodation and extensive grounds, this home is perfect for families or those seeking ample space for guests.

One of the standout features of this property is its panoramic views of Brodick Bay, which can be enjoyed from various vantage points throughout the home. The extensive gardens surrounding the villa offer a tranquil retreat, perfect for outdoor activities or space to extend and add additional accommodation.

Situated in on the desirable elevated Alma Road, Croyde takes in the panoramic views across Brodick Bay and beyond to the Ayrshire coastline. The central location within the village, provides convenient access to local amenities, making it an ideal choice for those who appreciate both privacy and community. Additionally, the property includes off road parking, ensuring ease of access for residents and visitors alike.

For those with a vision, there is significant scope for development and refurbishment, allowing you to tailor the space to your personal taste and lifestyle. This villa is not just a house; it is a canvas waiting for your creative touch. Whether you are looking for a family home or a project to make your own, this property in Brodick is a rare find that promises both comfort and potential.

Vestibule

5'2" x 3'5"

Double storm doors open into the vestibule with tiled floor and space for storing all your outdoor gear.

The timber original partially glazed door opens through into a wide hallway accessing all the accommodation within.

Central hallway

5'2" x 19'8" overall

The wide hallway is floored with laminate flooring and retains many of the period features of the house. To the rear of the hallway the staircase leads up to the upper floors

Lounge

13'9" x 15'10" overall

The spacious lounge to the front has a bay window taking in the panoramic views across Brodick Bay, Goatfell, Brodick Castle and beyond towards the Ayrshire coastline.

The open fire and feature fireplace create a cosy room. To the side a door opens through into sun room.

Sun room

8'4" x 14'1"

The sun room to the side is fully glazed and has a door out to the gardens. The perfect spot to enjoy a morning coffee from taking in the wonderful views again.

Dining kitchen

11'4" x 16'11"

To the rear of the villa the dining kitchen, retains the original fire place and has dual aspect windows making it bright and light. A door to the side opens into the side porch and on out to the rear grounds.

The kitchen is fitted with white gloss base units with complementary work top, integrated electric oven/grill and hob. There is space for under counter fridge, freezer and plumbing for a washing machine. Some of the white goods can be included in the sale if required.

Side porch, rear entrance

3'8" x 9'3"

To the rear and side of the property the porch opens through a glazed door into the kitchen. Within the porch there is a large storage cupboard and a w.c gardeners toilet.

Dining room

12'0" x 12'2" overall

The dining room is to the front of the villa and has dual aspect windows taking in the panoramic views across Brodick Bay. It features a stone brick built fire place and traditional cupboard press.

Ground floor bedroom 1

12'0" x 11'8" overall

To the rear, with a window over looking the gardens, a spacious double bedroom.

Bathroom

6'2" x 7'3"

The family bathroom is to the rear of the hallway, with a frosted window. It is partially timber panelled and is fitted with a bath and pedestal sink.

Upper hallway

The stair case leads to the half landing and on to the main upper hallway

Bedroom 2

6'5" x 13'1"

To the rear of the house off the half landing with a roof window. A flexible room which could lend itself to being a study/ storage room or an upper floor bathroom. Off the room is an under eaves cupboard accommodating the hot water cylinder and water tank.

Bedroom 3

13'10" x 16'5" overall

A spacious double bedroom to the front of the house with dual aspect windows taking in the views.

Bedroom 4

12'2" x 18'7" overall

A spacious double bedroom with triple aspect windows is a bright and airy room taking in the wonderful views and features an original stone fireplace.

A little more information

Croyde is ideally located in the heart of Brodick and a short distance from all the amenities of the vibrant village and the shore. Brodick has a primary school with early years classes and the secondary school is located in Lamlash to which pupils travel daily by bus.

There are also excellent leisure facilities including tennis and bowling facilities, the 18-hole golf course and those at the Auchrannie Resort and the Ormidale Park. Brodick village's amenities include a bank, village hall with library, doctors surgery, dentist, veterinary surgery, as well as various shops, coop supermarket, hotels, restaurants and bars.

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.



Garden

Croyde enjoys substantial grounds, expanding to approximately 1/3 acre within lapsed planning permission in principal for a second property with in the garden.

The gardens are elevated and sloping have been terraced creating a hard stand parking area to the rear. To the front the gravel pathways lead to a gravel patio area taking in the elevated views across Brodick Bay to Goatfell, the castle and beyond to the Ayrshire Coastline. The front gardens are terraced and have been planted with mature shrubs and flower beds leading down to a spacious relatively flat lawn area.

Services

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

Council Tax

Croyde is rated 'E' paying £2775.29 including water and waste water in 2025/26.

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:///haggling.remodels.frail

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

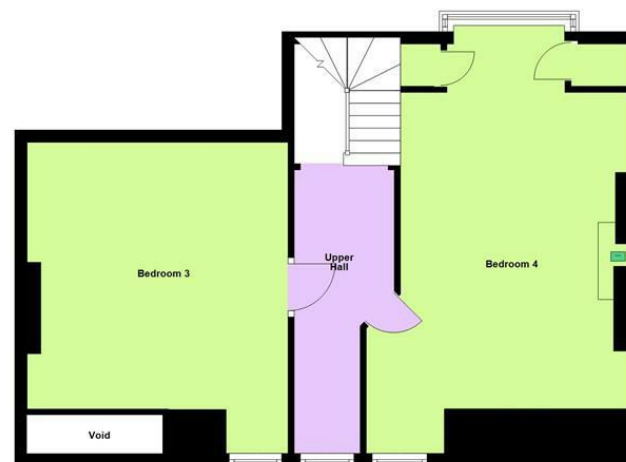




Croyde Ground Floor



First Floor



Second Floor

DIRECTIONS

From Brodick pier turn right, travel for approximately 100 metres then turn left immediately before the Co-op. Travel up and follow the road round for approximately 450m, passing the red sandstone Alma Terrace properties on your left. Croyde is on the right hand side. What3words [///hagglng.remodels.frail](http://hagglng.remodels.frail)

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