



12A, Douglas Place,
Brodick,
Isle Of Arran,
KA27 8DB



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

1 Bed
Cottage
located in Brodick



Tucked in behind the popular Douglas Place, in the charming village of Brodick on the picturesque Isle of Arran, Huff House is a delightful cottage that offers a perfect cosy toehold for those seeking a tranquil retreat. This lovely inviting modernised 'butt 'n ben' features one reception room, providing a warm and welcoming space for relaxation and entertaining. The double bedroom is designed for comfort, making it an ideal sanctuary for restful nights.

The cottage also boasts a well-appointed contemporary shower room, ensuring convenience and privacy. With its quaint character and homely atmosphere, Huff House is perfect for individuals or couples looking to escape the hustle and bustle of everyday life.

Surrounded by the stunning natural beauty of Arran, residents can enjoy breath-taking views and a variety of outdoor activities, from hiking to exploring the local wildlife. The village of Brodick offers a range of amenities, including shops, cafes, and restaurants, all within easy reach.

Whether you are seeking a permanent residence or a holiday getaway, Huff House presents an excellent opportunity to embrace the serene lifestyle that the Isle of Arran has to offer. This charming cottage is not just a property; it is a place to create lasting memories in a truly idyllic setting.

Entrance hallway

The external door opens into a the bright and airy entrance hallway with a roof window above. There is space for hanging coats, a large built in cupboard, and access to all the accommodation within.

Kitchen

8'0" x 6'9" overall

To the rear of the hallway, the kitchen enjoys a bright and airy feel with dual aspect windows. It is fitted with white modern wall and base units with a complementary work top and space for a freestanding electric cooker, under counter fridge and plumbing for a washing machine.

Lounge

11'1" x 11'3"

The cosy lounge is flooded with natural light from the two roof windows

as well as the main the window to the front with a built in cupboard below.

There is a wood burning stove, a lovely feature and perfect for enjoying cosy nights in.

Bedroom

6'11" x 11'3"

Of the lounge, the double bedroom enjoys a dual aspect windows and plenty of space for a freestanding wardrobe.

Shower room

4'3"x 7'4" overall

The shower room is off the main hallway and is fitted with a white contemporary suite with electric shower.

Garden

Adjacent to Huff House, is a private gravel parking area, with space for one car and a large timber log store. There is informal use of the adjacent drying green.

Services

Huff House is connected to mains electricity, water and drainage. Hot water and heating is by electric, with a towel rail and freestanding heaters, this is supplemented by the wood burning stove within the lounge.

Council Tax

Huff House is rated 'A' by North Ayrshire Council paying £1436.10 including water and waste water.

A little more information

Huff House 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.

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///ethic.solved.aboard

Floor Plan

Floor plan is not to scale and is to be used for guidance only.

Room sizes are approximate.

Viewings by appointment

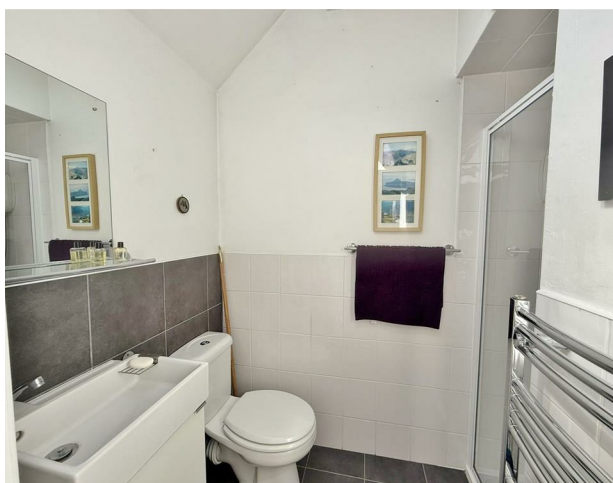
Please note that viewings are strictly by appointment.

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.

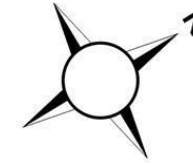
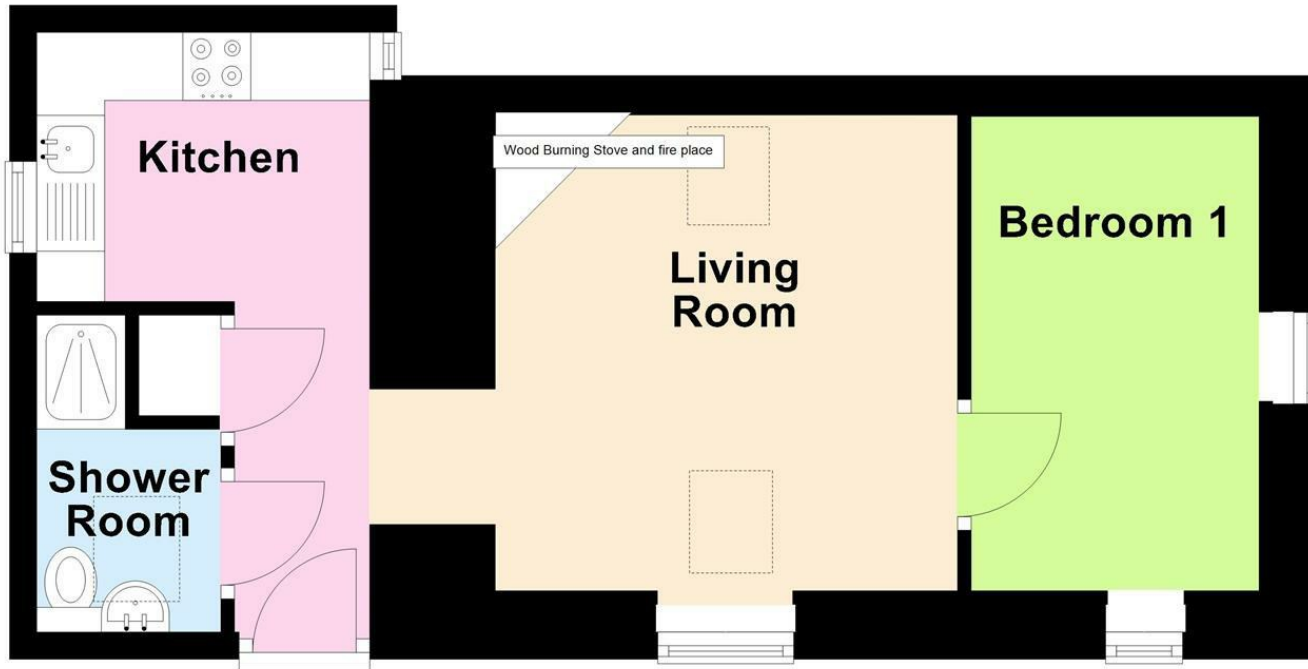
Cal Mac travel details

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



Huff House, Ground Floor



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 first terrace of red sandstone properties, turn right between the two terraces where Huff House , 12 A is to the rear on the right handside.
What3words:///ethic.solved.aboard

CONTACT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	36	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
EU Directive 2002/91/EC		

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