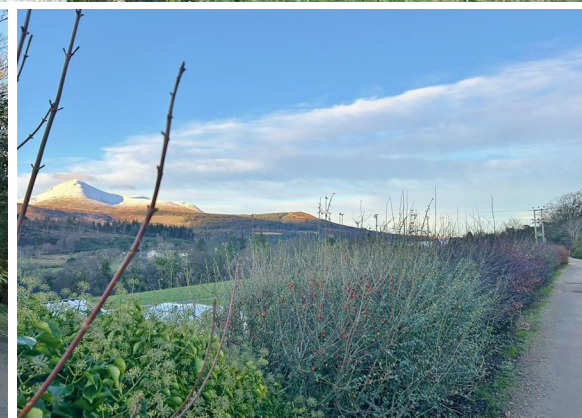




A'chir Lodge,
Knowe Road,
Brodict,
Isle Of Arran,
KA27 8DA



Arran
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**2 / 2 Bedroom
Detached Villa
located in Brodick**



Nestled on the edge of Brodick village, on the desirable Knowe Road, A'chir Lodge presents a unique opportunity for those seeking a project with immense potential. This red sandstone detached gatehouse villa boasts original features that reflect its historical character, offering a glimpse into the past while inviting modern enhancements.

The accommodation, though modest, can be transformed into a delightful sanctuary with the right vision. The lodge currently comprises two reception rooms and a spacious double bedroom, however this could be reconfigured easily to create a two bedroom home. The bathroom, while functional, also awaits a touch of creativity to elevate its appeal.

There is also substantial attic space which has the potential to extend into either one main bedroom with ensuite/dressing area or two smaller bedrooms with bathroom facilities subject to relevant local authority consents, planning permission and building warrants.

A'chir Lodge requires investment to fully renovate, making it an ideal prospect for those with a passion for restoration and design. The flexible layout allows for various configurations, enabling you to tailor the space to your personal preferences and lifestyle.

Situated on Knowe Road, this villa is perfectly positioned to enjoy the tranquillity of rural life while remaining accessible to all the local amenities within Brodick. Whether you are looking to create a serene retreat or a vibrant home, this property offers the canvas to realise your dreams. Embrace the opportunity to breathe new life into A'chir Lodge and make it your own.

Entrance hallway

6'6" x 17'6"

Lounge

10'9" x 11'6"

Sitting Room / Bedroom

11'6" x 11'2"

Kitchen

11'6" x 5'11" overall

Utility room

5'4" x 6'4"

Bedroom

10'9" x 9'10"

Bathroom

7'5" x 6'4"

Garden

A'chir Lodge enjoys substantial grounds, expanding to approximately 1/3 acre, mainly to the rear of the site. There are front, rear and side gardens, with variety of mature trees and shrubs as well as a brick and timber garage / workshop which has sadly fallen into disrepair.

Council Tax

Currently band 'D' for council tax with North Ayrshire Council, paying £1,831.69 including water in 2025/26.

Services

A'chir Lodge is connected to mains electricity and water. Hot water and heating is by electric with storage heaters. This is supplemented by the stove in the sitting room and open fire in the lounge.

Drainage is to a SEPA registered septic tank.

A little more information

A'chir Lodge is on the exclusive Knowe Road area just on the outskirts of Brodick village.

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.

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.

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///tango.drummers.chilled

Floor Plan

Floor plan is not to scale and is to be used for guidance only. Room sizes are approximate.

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.

A'chir Lodge



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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	33	
(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 pass through the centre of the village. Access to the Kilmichael estate is by the public road leaving from the village, at the corner by Brodick Golf Clubhouse and leading up Knowe Road on the left. Proceed along the Knowe Road for approximately 800m where A'chir Lodge is located on the left handside.
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CONTACT

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