



33, Alma Park,
Brodick,
Isle Of Arran,
KA27 8AT



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

3 Bed Bungalow - Detached located in Brodick



In the charming residential area of Alma Park, Brodick on the picturesque Isle of Arran, this delightful bungalow offers a perfect blend of comfort and convenience. Built in the mid 1980's, this spacious family home features three well-proportioned double bedrooms and two bathrooms, making it an ideal choice for families or those seeking a holiday retreat.

The property boasts a generous reception room, providing a welcoming space for relaxation, dining and entertaining. With excellent built-in storage throughout, you will find ample room to keep your belongings organised. The south-facing rear gardens are a true highlight, offering a sunny outdoor space to enjoy the tranquil surroundings.

Situated in an elevated central village location, this bungalow is just a stone's throw away from local amenities and the ferry terminal, ensuring easy access to the mainland. The peaceful setting enhances the appeal, making it a perfect escape from the hustle and bustle of everyday life.

While some modernising may be required to bring the property up to your personal taste, the potential for rental income or use as a holiday home is significant. With off road parking and a short distance from the ferry terminal, this property is not only practical but also offers a wonderful opportunity to embrace the serene lifestyle that the Isle of Arran has to offer.

In summary, this bungalow in Alma Park is a fantastic opportunity for those looking to invest in a spacious family home or a charming holiday retreat in a beautiful location. Don't miss the chance to make this property your own.

Entrance vestibule

4'5" x 3'4"

The front entrance opens into a handy vestibule with a glazed door opening into the central hallway.

Hallway

19'5" x 4'5" overall

Accessing all the accommodation within the hallway benefits from two large cupboards, one of which houses the hot water tank and the other is handy for storing outdoor gear.

Lounge dining room

14'0" x 22'7" overall

A spacious lounge / dining room with the focal point of a wood burning stove to enjoy cosy nights in beside. A bright and airy room with it's dual aspect taking in the wonderful views across Brodick towards the Ayrshire coastline and Arran's mountain range to the front. To the rear patio doors open out to a patio area and the west facing gardens.

Kitchen

11'0" x 9'8"

The recently installed kitchen can be accessed from the dining area of the lounge, the hallway and to the rear the utility room. The kitchen is fully fitted with wall and base units with a complimentary timber effect worktop and intergrated oven/ grill and electric hob and a freestanding dishwasher.

Utility

5'6" x 6'2"

Steps down from the kitchen lead into the utility porch where there is a washing machine and fridge freezer. A door from the porch opens into the sun lounge.

Sun porch

10'2" x 6'1"

The west facing sun lounge, is a handy additional to the living space of the bungalow and has access out to the rear gardens.

Bedroom 1

11'6" x 10'7" overall

Spacious double bedroom to the rear of the bungalow with a picture window overlooking the gardens and built in wardrobe.

Ensuite shower room

3'1" x 9'7"

The ensuite shower is partially tiled and fitted with a light coloured suite and frosted window to the rear gardens.

Bedroom 2

9'2" x 11'5" overall

Spacious double bedroom to the front taking in the views towards the Ayrshire coastline and fitted with a wardrobe.

Bedroom 3

11'4" x 9'1" overall

A third good size double bedroom with a built in wardrobe.

Bathroom

5'6" x 10'7" overall

The family bathroom is to the rear of the bungalow with a frosted window. It is partially tiled and fitted with a light coloured suite with an electric shower over the bath.

Garage

The appended garage benefits from an up and over door to the front and window and door to the rear.

Garden

The gardens have been landscaped and well maintained and easy to care for, with a driveway with off road park to the side, and accessto the appended garage. To the front the grounds are mostly laid to stones chips and planted with mature shrubs, with pavoieur walkways.

To the rear of the property is bounded by fencing and hedging and enjoys a westerly aspect with a patio, lawn area with flower and shrub borders and a timber shed.

Council Tax

The property is rated "E" band paying £2775.29 in 2025 / 2026 including water and drainage.

Services

33 Alma Park is connected to mains electricity, water and drainage. Hot water and heating is by electric with wifi controllable heaters located throughout. This is supplemented by the log burning stove in the lounge.



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///design.utter.winks

A little more information

33 Alma Park enjoys an elevated peaceful location close to all the village amenities, a short distance from Brodick ferry terminal and one of Arran's largest villages. 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 a bank, shops, hotels, restaurants and bars. Brodick has a primary school with early years classes and Arran High 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.

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.

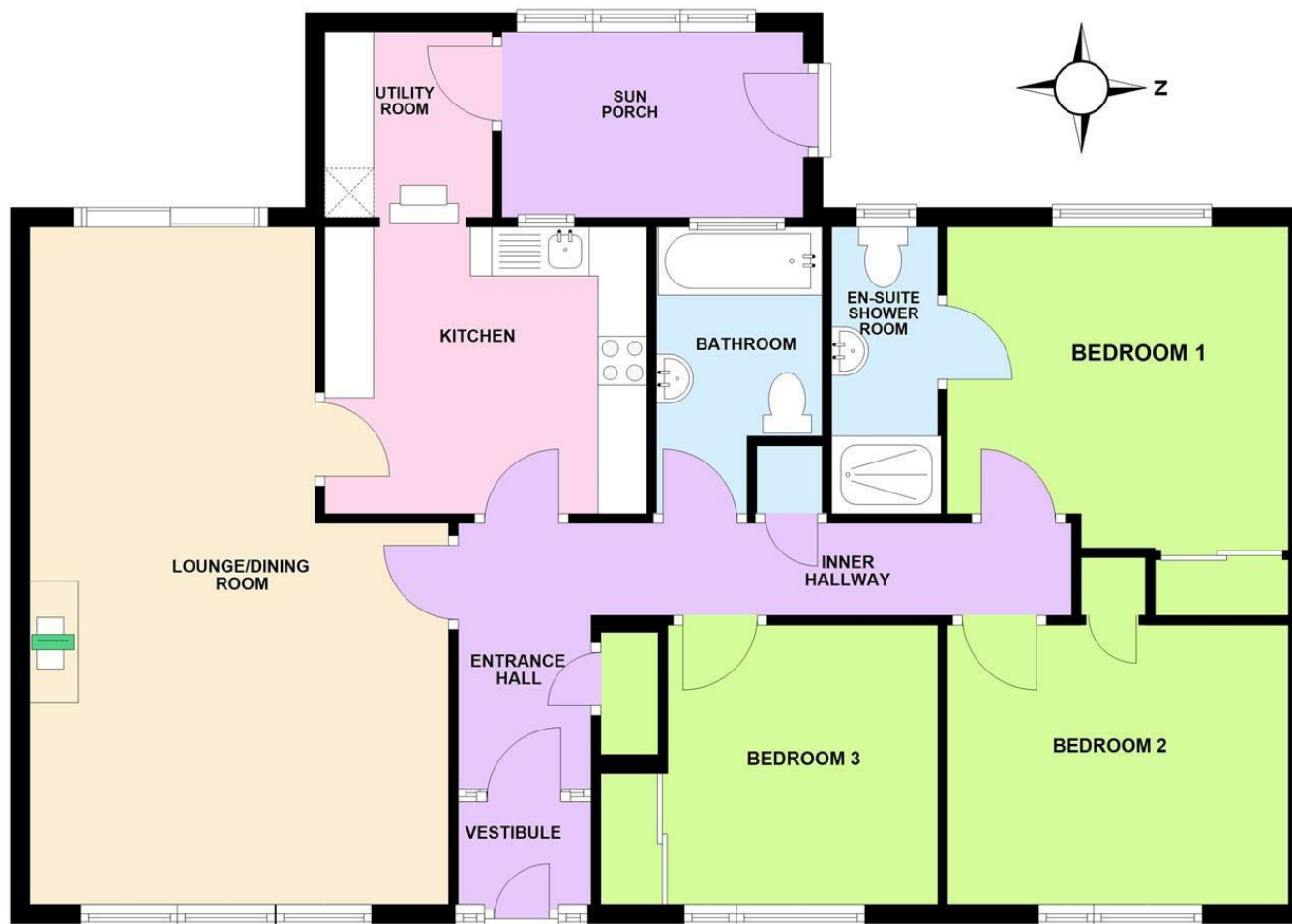
The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be 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





IORSA 33 ALMA PARK

TOTAL AREA: APPROX. 99.5 SQ. METRES (1071.2 SQ. FEET)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	39	
(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 travel for approximately 100 metres then turn left immediately before the Co-op. Travel up and follow the road round to the right, take the second turning on the left into Alma Park and follow the road for approximately 400 metres where 39 Alma Park is on the right hand side at the end of this elevated cul-de-sac.
[What3words///design.utter.winks](https://www.what3words.com/design.utter.winks)

CONTACT

Invercloy House Brodick
 Isle of Arran
 North Ayrshire
 KA27 8AJ

E: sales@arranestateagents.co.uk
 T: 01770 302310
www.arranestateagents.co.uk

Arran
 ESTATE AGENTS
 ISLAND OWNED & RUN SINCE 1990