



Watermans

Denard

Glencloy Road, Brodick, Isle of Arran, KA27 8HF



  
Denard

  
Garage /  
Workshop

# Welcome

from the Watermans Team, to the property at:

## Denard

Glencloy Road, Brodick, Isle of Arran, KA27 8HF

A detached chalet-style bungalow in the picturesque coastal village of Brodick, offering a wealth of accommodation and unrivalled versatility with two reception rooms, five bedrooms, and four washrooms.

*We hope you love this property as much as we do.*



## Summary of the accommodation

### General Features

An impressive detached chalet-style bungalow  
Covering over 2,772 square feet  
Highly desirable location in Brodick village  
Well-presented neutral interiors throughout  
Electric storage heaters and wall heaters  
Double-glazed windows throughout

### Accommodation Features

Welcoming entrance vestibule and hall  
Living room with a striking open fireplace  
Sunny conservatory with garden views  
Large dining kitchen and a boot room  
Three spacious and airy bedrooms  
Versatile fourth bedroom/dining room  
Studio/family room/bedroom 5 with a WC  
Two en-suite shower rooms with 3pc suites  
Modern family bathroom with a 4pc suite

### Exterior Features

Mature landscaped wraparound gardens  
Timber summerhouse with garden views  
Generous driveway for multiple vehicles  
Substantial workshop/potential garage



Covering over 2,772 square feet, Denard is a detached chalet-style bungalow which provides a high degree of versatility, offering various configurations to suit the owners' needs. The traditional residence has a fully converted attic and a substantial detached workshop/potential garage that has endless potential for further development. The five-bedroom home is well-presented throughout in neutral hues, enjoying generous private parking and wraparound gardens. Conveniently located, it is a short (and level) stroll from Brodick village, and just a two-minute walk from Auchrannie Resort – the island's flagship hotel, restaurant, and spa ([www.auchrannie.co.uk](http://www.auchrannie.co.uk)). The property was previously a guest house and would suit those looking for a similar enterprise, or those seeking a forever family home in picturesque coastal surroundings.

## Entrance

A lovely introduction to an impressive family home

Inside, you are greeted by a vestibule and central hall, which provide a glimpse of the wealth of accommodation to follow.



Click here  
for a virtual tour of  
**Denard**



## Reception rooms

A living room with a striking open fireplace

Well-proportioned for lounge furniture, the living room is ideal for everyday use. It is enhanced by a neutral backdrop and catches the eye with its working open fire framed by a stunning fireplace mural. A built-in display cabinet with shelving completes the space. From here, glazed doors lead into a sunny conservatory, which has a southwest-facing aspect and inspiring garden views.



# Kitchen

A well-appointed dining kitchen with generous storage

The dining kitchen has a fantastic array of cabinets, providing ample storage and generous worksurfaces. The triple-aspect space affords plenty of room for a table and chairs too. It includes a range cooker (with a gas hob, two electric ovens, and a grill), a fridge, and a dishwasher. A neighbouring boot room provides garden access.





## Bedrooms

Five bedrooms that offer superb flexibility

At ground level, there are four spacious bedrooms, decorated in neutral hues and laid with fitted carpets. The principal and second bedrooms have the largest footprints, in addition to en-suites, followed by the airy third bedroom, and a flexible fourth bedroom that is currently organised as a dining area. In addition, an extensive attic conversion has created an expansive and incredibly versatile first floor that could be used as a studio, a family room, a cinema, or fifth bedroom. It is brightly illuminated and offers fantastic elevated views as well.





## Studio

An extensive attic conversion has created an expansive and incredibly versatile first floor that could be used as a studio, a family room, a cinema, or fifth bedroom. It is brightly illuminated and offers fantastic elevated views as well.





## Bathrooms

A family bathroom, two en-suites, and a WC

**O**n the ground floor, the home has a modern four-piece bathroom, which includes a shower cubicle. In addition, the principal and second bedrooms both have their own three-piece en-suite shower room, comprised of a toilet, a washbasin, and a shower enclosure. Meanwhile, the first-floor studio has a convenient WC.

The property has electric storage heaters and wall heaters, and double-glazed windows throughout.



## Magnificent wraparound gardens for the entire family

**S**urrounded by manicured wraparound gardens, Denard provides families with an outdoor haven that is truly scenic. Carefully landscaped and framed by mature plants, it boasts a partially sheltered courtyard for summer dining and sweeping lawns that extend over a charming terraced area. The suntrap gardens also offer excellent privacy, as well as a timber summerhouse with beautiful leafy views.







## A versatile workshop brimming with possibilities

**G**enerous private parking is provided by a multi-car driveway. Within the grounds there is also a substantial detached workshop/potential garage, which is perfect for further development. It has a store, power, and lighting, and was previously used as a pottery studio. Subject to planning permission, it is easy to imagine this space as a separate dwelling for independent family members or for the holiday rental market. It could also be utilised as the ultimate home office or even for a home business – the possibilities are endless.

Please note: the range cooker and kitchen white goods are included in the sale. In addition, the majority of the home's furnishings are also available by way of separate negotiation.



[Click here for a Virtual Tour of Denard & Detached Garage/Workshop](#)



### Property Name

Denard, Glencloy Road

### Location

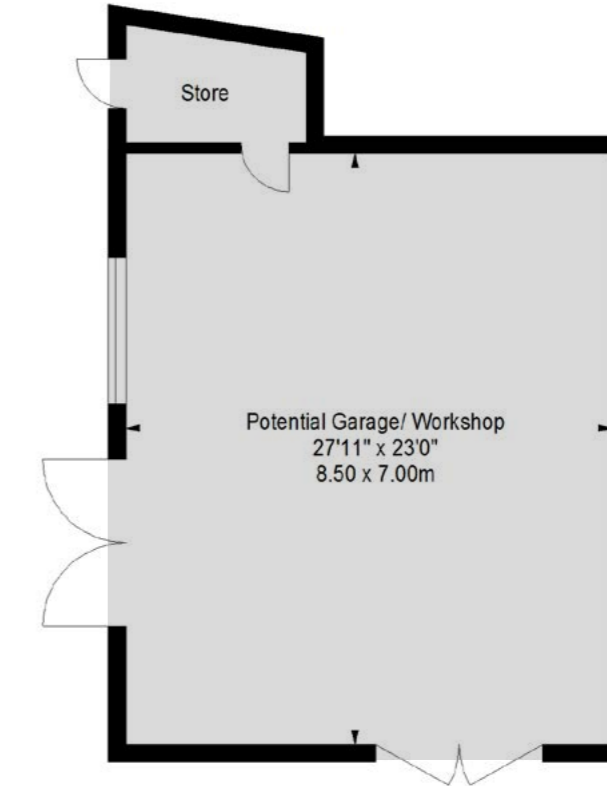
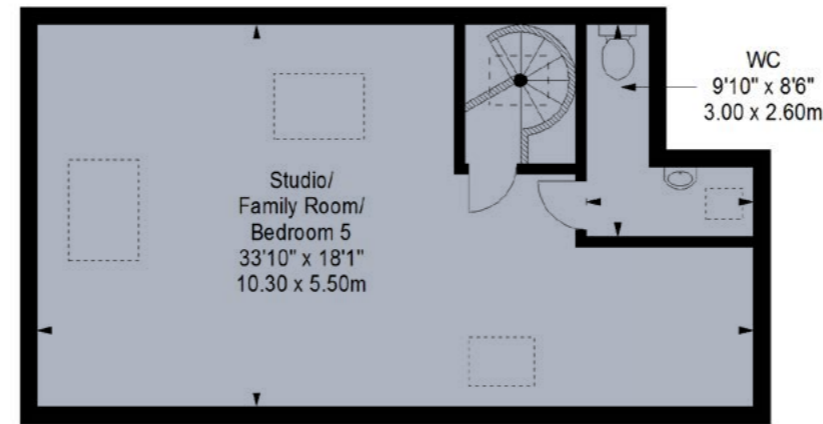
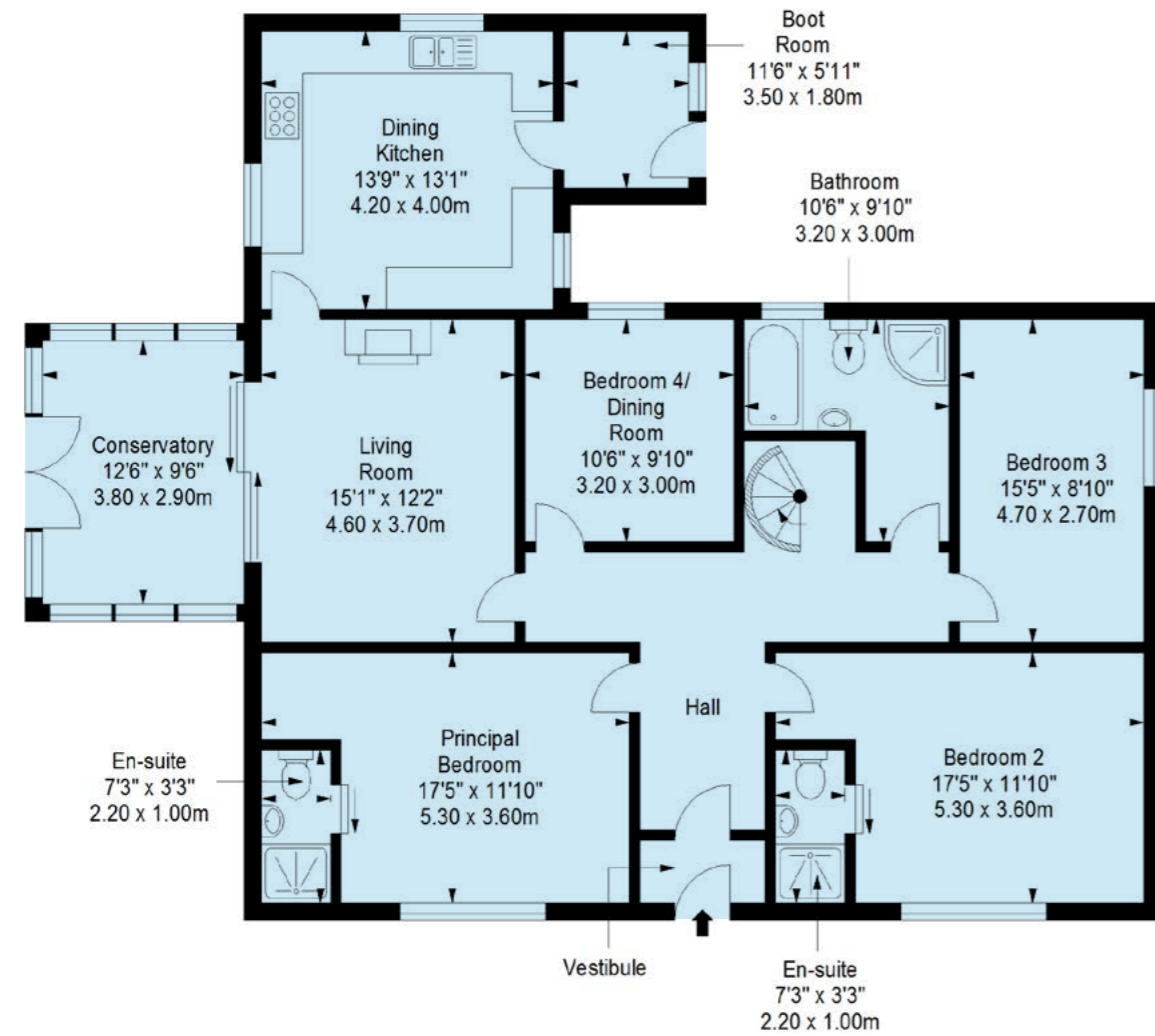
Isle of Arran, KA27 8HF

Approximate total area:

257.6 sq. metres (2772.9 sq. feet)

Ground Floor  First Floor  Externals 

The floorplan is for illustrative purposes. All sizes are approximate.



# Brodick

'Denard' is located in a superb position on the beautiful Isle of Arran. The Isle of Arran (aka "Scotland in Miniature") has everything to offer – a welcoming community, forest trails and mountain peaks, sheltered beaches, and a vast range of local heritage, crafts and produce. Brodick, Arran's capital, has two Co-op supermarkets, a great selection of individual shops,

restaurants, cafés and a full range of services including a primary school, nursery, library and medical centre.



Both Hotels within a 2 min walk



Brodick hosts the island's main ferry terminal from which there are regular sailings throughout the day, serviced by Caledonian MacBrayne, to the mainland at Ardrossan. Commuters and travellers now benefit from Road Equivalent Tariff (RET) ferry fares. The port of Ardrossan has a mainline rail station, with direct trains to Glasgow that connect with the ferry times, and is approximately 30 miles from Glasgow City Centre. Prestwick International Airport is 16 miles to the south of Ardrossan, with Glasgow International Airport 24 miles east of Ardrossan. The village of Lamlash, only a short drive from Brodick, is home to the Island's High School and hospital. It also offers a range of shops, restaurants and cafés. A frequent bus service runs around and across the island and, at Lochranza, there is a ferry terminal that allows quick access to the stunning West of Scotland via Claonaig. Kintyre here we come!



# Watermans

## Price & Viewings

Please refer to our website [www.watermans.co.uk](http://www.watermans.co.uk)  
or call us on 0141 430 7055

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