



Watermans

# Highview (incorporating Annexe)

41 Alma Park, Brodick, Isle of Arran, KA27 8AT



# Welcome

From the Watermans Team, to the property at:

## Highview (incorporating Annexe)

41 Alma Park, Brodick, Isle of Arran, KA27 8AT

Set at the end of a cul-de-sac in an elevated position above Brodick, Highview has a stunning location backed directly onto open fields, ensuring peace and tranquillity, as well as some of the most incredible mountain and coastal views on the Isle of Arran. The single-storey home is an expansive four-bedroom dwelling which further boasts a one-bedroom self-contained annexe, providing buyers with a wealth of opportunities and an abundance of space. Highview lends itself to an array of scenarios for the entire family, providing freedom for independent family members and guests, and potential for an additional source of income on the holiday rental market – which is very popular here on Arran. The home is in outstanding condition throughout, and it further benefits from generous private parking and lovely wraparound gardens that make the most of the awe-inspiring views.



[Click here](#)

*to take a virtual tour of Highview*



Highview

## Summary of the accommodation

### General features

- Detached single-storey home in Brodick
- Expansive and with a self-contained annexe
- Spectacular location with incredible views
- Low-maintenance wraparound gardens
- Private off-road gravelled parking areas

### Accommodation features

- Entrance hall with a cloak cupboard
- Living room with outstanding views and multi-fuel stove
- Generously appointed kitchen/dining room
- Utility room with rear garden access
- Four bright and airy bedrooms
- Versatile store/dressing room/office
- Modern en-suite shower room
- Family bathroom with overhead shower
- Attic access for further storage

### Annexe features

- Independent front and rear door access
- Entrance hall with WC and walk-in cupboard
- Spacious open-plan kitchen/living/dining room
- Well-appointed kitchen design
- Large bedroom with en-suite shower room
- Attic access for further storage
- Connecting and lockable internal access to Highview

### Heating and services

- Oil central heating and double glazing
- Mains water and drainage



## The entrance

*A wonderful first impression*

Stepping inside, a central hall provides a handy cloak cupboard and a wonderful first impression that sets a high bar for the following accommodation.



## The living room

*A lovely space with spectacular views*

Generously proportioned and bathed in all-day sun, the living room is an exquisite space for daily use. It features an oversized window and patio doors to the garden, both framing spectacular views across Brodick, to Goatfell mountain and over the Firth of Clyde. The room is further enhanced by a multi-fuel stove for cosy evenings in; plus, it is suavely decorated with a tartan accent wall set against a neutral backdrop and soft carpeting.



## A contemporary kitchen/dining room

*A lovely space with spectacular views*

Openly connected to the living room, ensuring a flood of triple-aspect light, the kitchen and dining room is a bright and spacious setting for family meals. It is organised around a central island, and is generously appointed with contemporary cabinets and complementary worktops. The sophisticated look is finished with mosaic splashbacks and a range of quality integrated appliances (electric hob, extractor hood, and raised oven and microwave). It also has room for freestanding white goods. Plus, a separate utility room offers further space for additional freestanding appliances.



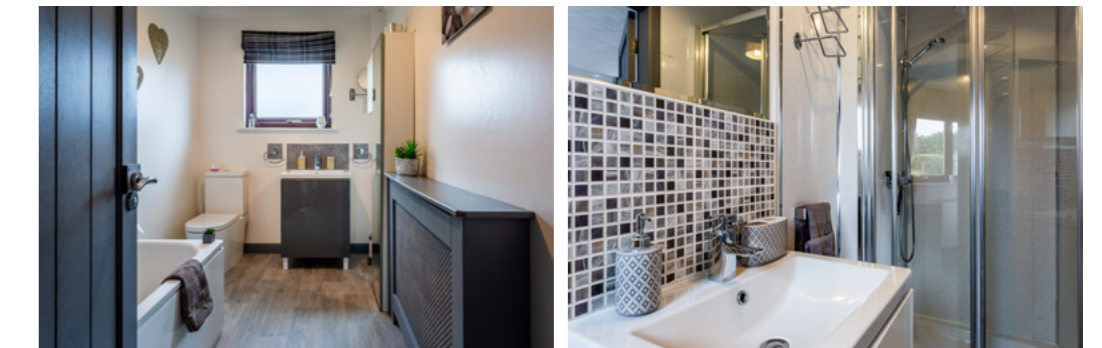


## Bedrooms & bathrooms

*Four tranquil bedrooms, a chic family bathroom and a modern en-suite*

The home's four bedrooms all adhere to impeccable standards, incorporating attractive neutral décor that enhances a relaxed ambience. Bedrooms one, two and three are also laid with plush carpets, whereas bedroom four has wood-textured flooring. Furthermore, the principal bedroom enjoys the luxury of a modern en-suite shower room, whilst the second bedroom has a built-in wardrobe. There is also a versatile store room. Currently used as a lock-up laundry service area for changeovers from the annexe, this space could work equally well as a walk-in dressing area or a home office, if desired.

As well as the modern en-suite shower room, Highview features a charming family bathroom, which is neutrally decorated and textured by mosaic splashbacks. It has a three-piece suite, and is comprised of a toilet, a storage-set washbasin, and a bath with an overhead shower.





## A self-contained annexe

With a lockable connection to Highview, but with its own front entrance and exit to the rear garden, the self-contained annexe essentially provides a second home which offers fantastic rental income potential. It starts with a welcoming hall that provides a WC and walk-in cupboard before flowing through to an open-plan kitchen, living and dining room. This spacious reception area, including the well-appointed kitchen, further extends to a private outside deck as well. Furthermore, the annexe boasts a large double bedroom with a stylish feature wall and its own ensuite shower room. Like the main home, the annexe is beautifully presented throughout and finished to high standards – perfect for guests and holidaymakers.

Highview and the annexe are kept cosy all year round thanks to oil central heating and double-glazed windows. Both spaces also have access to the attic for added storage.



# Garden & Parking

*Wraparound gardens with amazing views*

Highview and its annexe are enveloped by low-maintenance wraparound gardens that incorporate charming decked areas, a neat lawn, a rear sunowner terrace, and a selection of outbuildings/storage, including a studio which can be used for arts and crafts, as a gym, or children's playroom. Set beside open fields, the rear garden also comes complete with a sunny aspect and truly outstanding views which encompass the entire range of hills above Brodick Bay. Furthermore, private gravelled parking areas provide off-road parking for multiple vehicles.



## Property Name

Highview, 41 Alma Park

## Location

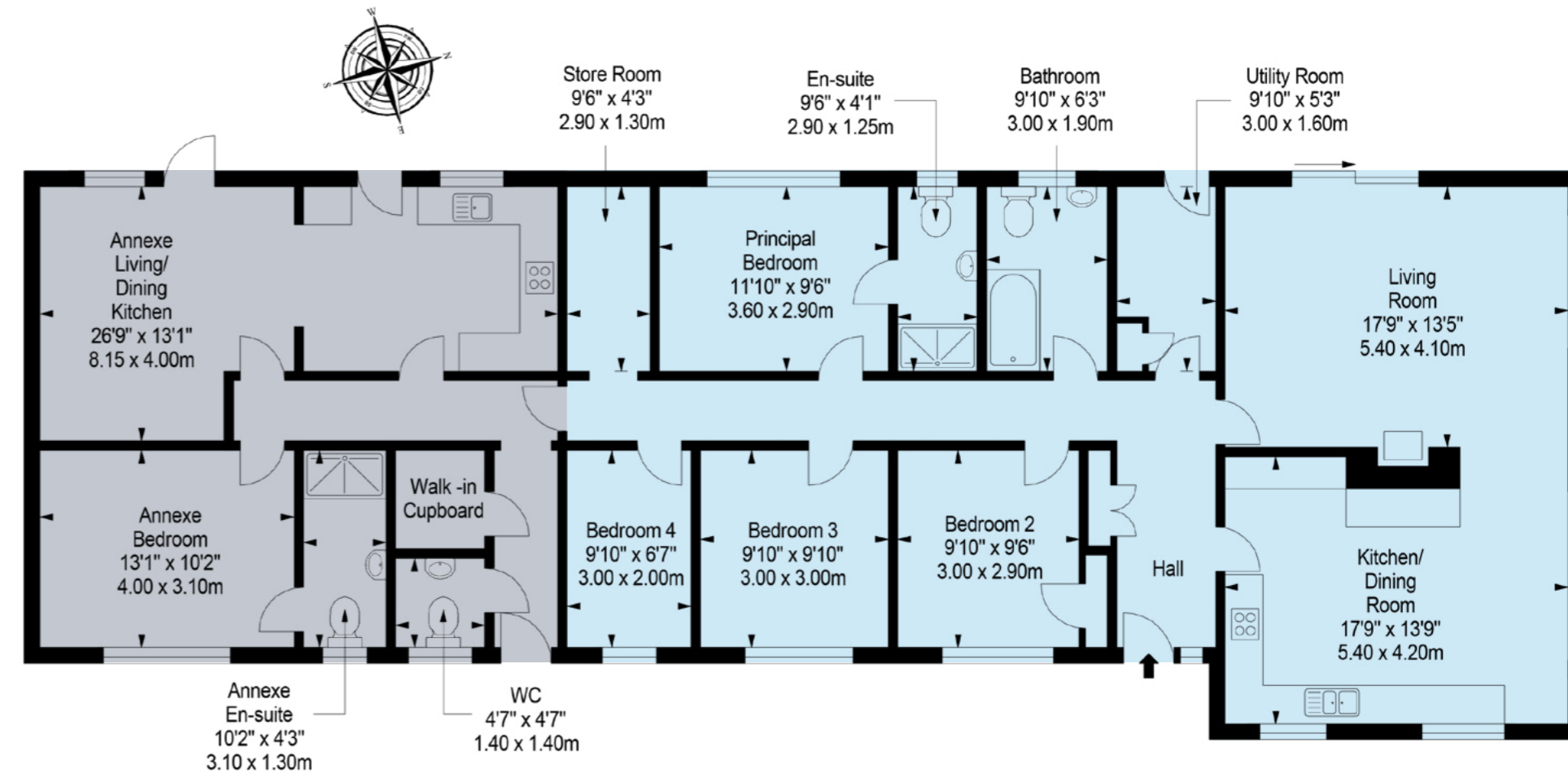
Brodick, Isle of Arran, KA27 8AT

Approximate total area:

180.8 sq. metres (1946.2 sq. feet)

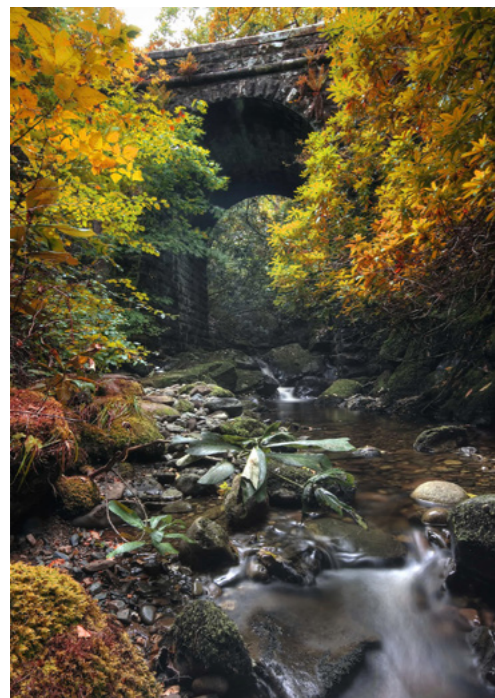
Highview  Annexe 

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



# Brodick, Isle of Arran

Highview is situated high above Brodick delivering impressive views as the name suggests. Situated at the head of a cul-de-sac there is no passing traffic and it is remarkably peaceful, when sitting on the rear terrace. A series of footpaths grants quick pedestrian access into Brodick avoiding the need to follow the twists and turns of the road uphill.



The main ferry port at Brodick has a selection of shops including leisure facilities at the nearby Auchrannie Hotel, including swimming pools, a sports hall and spa. There is also an 18-hole golf course, primary school, bank and hotels. Brodick Castle, a National Trust for Scotland property, sits to the north and over looks Brodick Bay. Brodick is the port from which regular sailings throughout the day, serviced by Caledonian MacBrayne, lead to the mainland at Ardrossan. Commuters and travellers now benefit from Road Equivalent Tarif (RET) ferry fares, which are substantially lower than before. Ardrossan has a main line rail station, with 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. Additional ferry services currently operate to Troon as well offering connecting services.

Other interesting places on the island include the brewery at Claddach, the islands two whisky distilleries at Lochranza & Lagg and Arran Provisions factory in Lamlash. Also at Claddach, is Arran Aromatics soap, candle and perfume factory. Arran offers some of the most spectacular hill-walking opportunities in Scotland and its seven golf courses ensure that tourists and locals alike are well provided for. For those with an interest in horses, there is an equestrian centre at Blackwaterfoot, on the west coast of the island. A sailing club can also be found in Lamlash. The island offers, by prior arrangement, opportunities to shoot pheasant, stalk red deer, as well as some very good fresh water and sea fishing.

## Directions

From Brodick pier and the Ferry Terminal turn right onto the shorefront. Turn left before Co-op into Springbank Way, then right onto Alma Road. Second left into Alma Park and climb to the top of the hill where Highview can be found at the head of the cul-de-sac with ample gravelled and off road parking.

**glenisle**  
hotel & restaurant

**Don't miss out!** **20%**  
DISCOUNT

If you are visiting the Isle of Arran to view this property, the Glenisle Hotel in Lamlash has an exclusive offer for Watermans' clients. Please call the hotel on 01770 600559 and quote the code **WATERMANSLEN20** to enjoy a 20% discount on both accommodation and dining. The code also applies to non-residents for coffee/lunch/dinner - just mention **WATERMANSLEN20** when booking your table or requesting the bill.

Glenisle Hotel is an award-winning boutique hotel on the Isle of Arran, in the charming village of Lamlash. The hotel offers modern, luxury rooms, all with a bath and (or) shower and free Wi-Fi in a comfortable living space. Most rooms boast far-reaching views over the River Clyde and encompassing the Holy Isle - make sure you request a room with a view so you don't miss out!

\* Offer not valid on event days

Glenisle hotel: 01770 600559

Use code **WATERMANSLEN20** to enjoy a 20% discount





## 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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