

5 Sheean Drive

Glen Cloy, Brodick, Isle of Arran, North Ayrshire KA27 8DH



westcoast@watermans.co.uk | www.watermans.co.uk
01770 461682

Welcome to

5 Sheean Drive

Overview

Nestled in the tranquil Glen Cloy area of Brodick, this exceptional three-bedroom detached villa represents a rare opportunity for discerning buyers seeking a unique island retreat. Crafted around 1998 by the renowned local builder John Thomson Homes, this distinctive two-storey property stands as a testament to quality construction and thoughtful design. Situated in a serene cul-de-sac, the home offers an enviable position with convenient proximity to Brodick's heart, presenting an ideal balance of peaceful living and accessibility.

General Features & Additional Information

This spacious villa represents an exciting opportunity with:

- An extraordinary canvas for personalisation, offering immense potential for modernisation and extension (subject to necessary planning permissions)
- A generous plot featuring wrap-around gardens that provide remarkable flexibility and future-proofing potential
- Electric heating and double glazing, ensuring optimal comfort throughout the changing island seasons
- Strategic design that maximises both living space and property potential
- A detached garage presenting versatile possibilities, including transformation into a sophisticated home office, private gym or elegant garden room





The Living Room



The expansive living room epitomises comfort and style, featuring deep red warm walls that create an inviting atmosphere. A distinctive circular porthole window bathes the space in natural light, while the centrepiece – a well maintained wood burning stove – promises cosy evenings and a focal point of rustic elegance. Patio doors seamlessly connect the interior to the exterior, inviting the beautiful garden landscape into your living experience.



The Hallway...

Kitchen & Dining Area

An L-shaped kitchen design enhances both functionality and aesthetic appeal, beautifully complemented by Amtico flooring. Ample space accommodates a large dining table, creating an ideal environment for family gatherings and entertaining. The kitchen is equipped with practical amenities including a double oven, hob, and extractor hood, with designated spaces for essential white goods, ensuring optimal space and practicality.



Double Bedrooms

Two generous double bedrooms offer comfortable and versatile living spaces. The second bedroom features fitted wardrobes, providing ample storage solutions. The master bedroom, located on the first floor, is particularly spacious – a substantial space with fitted wardrobes that offers potential for creating a self-contained master suite or a private retreat for teenagers or extended family members.





Shower Room & Bathroom



The property includes two functional and spacious bathroom spaces. A ground floor shower room features an enclosed cubicle with an electric shower and a basic feature tile border. The upstairs bathroom provides a standard shower-over-bath arrangement, providing ample practical amenities for family use.



Exterior Features & Gardens

The property's exterior is equally impressive, featuring a large driveway providing convenient off-street parking. The corner garden area is a low-maintenance haven, thoughtfully landscaped with established shrubs and a manicured grass lawn. A single garage completes the exterior offerings, providing additional storage or potential for conversion.

Location Highlights:

- Proximity to Brodick town centre
- Walking distance to local primary school
- Near Auchrannie Hotel
- Quiet, peaceful cul-de-sac setting




Property Location

The main ferry port at Brodick has a wide selection of shops and services including excellent leisure facilities at the neighbouring Auchrannie Spa Hotel, including swimming pools, a sports hall and spa. There is also an 18-hole golf course close by, a primary school, bank and various 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/Troon. 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 nearby include the Arran Brewery and Claddach Garden Centre, The Wineport Restaurant, Arran Botanical Beach House 'Scotland's cocktail bar on the beach', Arran Cheese Shop, Arran Sense of Scotland (formerly Arran Aromatics soap, candle and perfume factory) and not forgetting the islands two whisky distilleries at Lochranza & Lagg. 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.



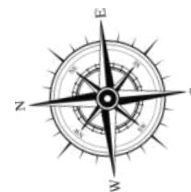
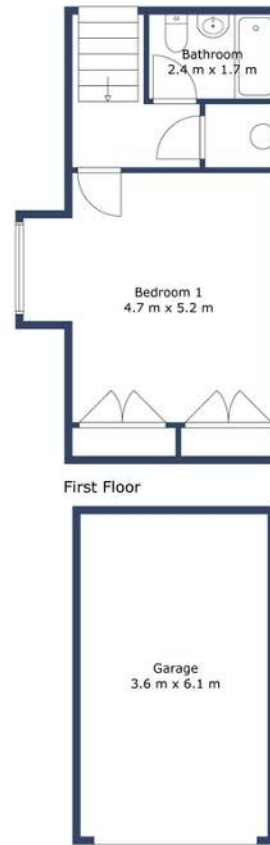
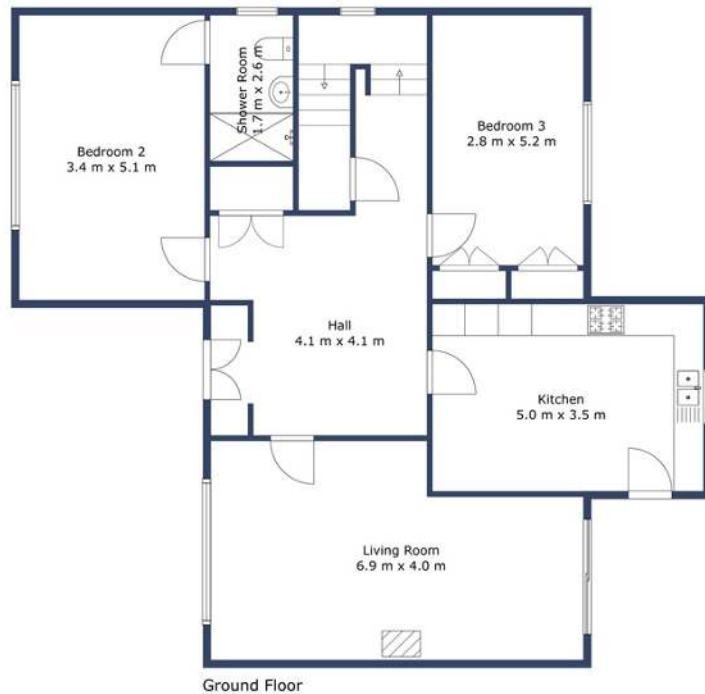


Click here
to find out
more

Directions

From Brodick pier turn right and proceed through the village passing Brodick Golf Club on the right hand side. Proceed for another 250 metres and turn left towards the Auchrannie Spa Resort. Travel for approximately a further 200 metres taking the second turning on the right.

Floor Plan



Property

5 Sheean Drive

Location Address

Glen Cloy, Brodick, Isle of Arran,
North Ayrshire KA27 8DH

Approximate Total Area

165 m²
(Ground Floor: 132 m² | First Floor: 33m²)

The floorplan is for illustrative purposes. All measurements are highly reliable but not guaranteed.

If you are visiting the Isle of Arran to view this property, the Glenisle Hotel in Lamlash has an exclusive offer for Watermans' clients.

Call the hotel on 01770 600559, using the code **WATERMANSGLEN20** to enjoy a **20% discount** on both accommodation and dining. The code also applies to non-residents for coffee/lunch/dinner - just quote **WATERMANSGLEN20** when booking your table or requesting the bill.

Home Report Value - 375,000
Council Tax - Band F
EPC Rating - F



Watermans



Price & Viewings

Please refer to our website www.watermans.co.uk or call us on **01770 461682**

Visit us at

Glasgow - 193 Bath Street, Glasgow, G2 4HU

Edinburgh - 5-10 Dock Place, Leith, EH6 6LU



zoopla

espc

rightmove

This document is for informational purposes only and does not form part of any offer or contract. While the details provided are believed to be accurate, no guarantees are made regarding their correctness. Some of the images included may be virtually staged or digitally enhanced and do not represent the actual furnishings or condition of the property. Prospective buyers should verify the accuracy of the information through inspection or other means. Interested parties are strongly encouraged to notify their solicitor as soon as possible to ensure they are informed should an early closing date for offers be established.