



Watermans

Norwood

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



Welcome

from the Watermans Team, to the property at:

Norwood

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

Occupying a generous corner plot with magnificent wraparound gardens and extensive private parking, Norwood is an outstanding three-bedroom detached house in an elevated position in the coastal village of Brodick. Part of the sought-after Alma Park development, the home is set on a peaceful cul-de-sac at the top of a hill, admiring incredible views over the Firth of Clyde and the Goatfell mountain range. The home is presented in move-in condition, offering highly versatile accommodation that is well-presented throughout. It further boasts open-plan living, a sunroom, and two bathrooms, as well as a modern kitchen and a multipurpose lower ground floor that brings a wealth of creative potential. Due to its location, this impressive home would suit families and couples who enjoy an active lifestyle, and who are seeking a spectacular setting and an abundance of space and flexibility.

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



Summary of the accommodation

General Features

- An outstanding detached house in Brodick
- With a generous corner plot
- Presented in move-in condition
- Part of the Alma Park development
- Elevated position on a quiet cul-de-sac
- Incredible views of Goatfell Mountain

Accommodation Features

- Steps leading to the main entrance
- Welcoming entrance vestibule
- Large, open-plan living and dining room
- Triple-aspect sunroom with garden access
- Generously appointed kitchen
- Three spacious and airy bedrooms
- White-tiled three-piece shower room
- Four-piece bathroom with a sun pipe
- Highly versatile lower ground floor rooms
- Electric heating and double glazing

Other Features

- Beautiful, suntrap wraparound gardens
- Multi-car driveway with an EV charger
- Double garage with workshop space



CLICK HERE
for a virtual tour of
Norwood



Welcome to this beautiful family home

The home's front door is reached via a small flight of stone steps. It opens into a vestibule which offers a welcoming introduction before leading through to the open-plan living and dining room.



An elevated position on a quiet cul-de-sac with incredible views of Goatfell Mountain



Charming reception rooms *and views of Goatfell Mountain*



The main reception area is a bright living and dining room, which share a sizeable open-plan layout. The living room section has subtle feature wallpaper and a chic tartan carpet, creating a relaxed and elegant aesthetic. It has ample floorspace for comfortable furnishings and it is bathed in lots of natural light from an oversized picture window. This part of the room is finished by an imposing focal-point fireplace. Tucked behind a broad archway and laid with a wood-textured floor, the dining area retains its own sense of space whilst being part of the open plan. It is illuminated by a full-height window and well-proportioned for family meals. Thanks to the home's elevated position, both sections further boast panoramic views of Goatfell Mountain and the Firth of Clyde.



*The dining area
retains its own
sense of space
whilst being part
of the open plan*





A monochrome-inspired kitchen with generous storage

The kitchen is generously appointed with white base and wall-mounted cabinets, paired with black granite-effect worktops that seamlessly blend with the matching splashbacks. It is a popular monochrome-inspired look that is enduring and timeless. It comes with undercabinet lighting, and includes an integrated ceramic hob, a concealed extractor, and a double oven, with space for further freestanding appliances.



Perfect for relaxation

A sunroom provides another reception space and additional versatility. It also has triple-aspect windows framing delightful garden views, and it extends to outside for summer entertaining.





Three
spacious
bedrooms



All the rooms also enjoy lovely leafy views

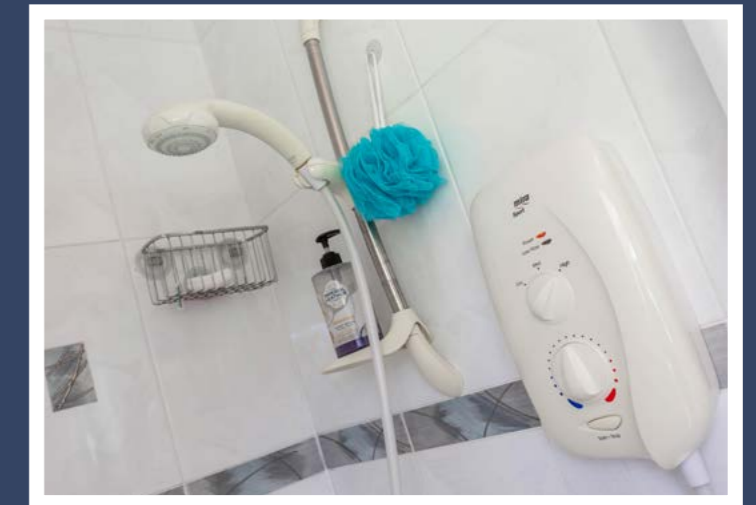
The three bedrooms are all spacious and airy, finished with appealing decoration and soft carpets. The principal bedroom and bedroom three have the benefit of built-in wardrobes, whilst bedroom two showcases the flexibility of the home being organised as an office. All the rooms also enjoy lovely leafy views, adding to their air of tranquillity.





A bathroom and a shower room

Norwood has the advantage of a white-tiled shower room and a jazzy bathroom, decorated with ocean-blue tiles and nautical-themed wallpaper. The shower room is fitted with a three-piece suite and a towel radiator, whereas the bathroom features a four-piece suite comprised of a pedestal washbasin, a toilet, a towel radiator, a shower cubicle, and a double-ended bathtub with a handheld shower. The bathroom also has a sun pipe, ensuring a light ambience.





Landscaped wraparound gardens

With its large corner plot, Norwood boasts beautiful wraparound gardens, incorporating generous swathes of manicured lawn, neat gravelled bays, and delightful patios for alfresco dining. The gardens are enclosed by established hedgerows and mature planting, and they are backed by open space ensuring fantastic privacy. The rear also has a southerly-facing aspect capturing all-day sun, whilst the front enjoys panoramic views over Brodick.





Lower ground floor and extensive parking

Accessed from the rear of the property, the lower ground floor presents buyers with an abundance of highly versatile space that can be used to suit your requirements. Currently, it is divided into a music room (with a southeast-facing aspect), a store room/teenage rumpus room (with a cupboard housing the hot water tank), and a substantial store. Complete with lighting and power, this lower ground floor is a valuable bonus to the main accommodation, lending itself to a wide variety of creative uses, including as an office, a craft room, or as a workshop.

The entire property, including the lower ground floor, has electric heating and double glazing. It is connected to mains water, electricity, and drainage as well.

In addition, private parking is assured thanks to a multi-car driveway (with an electric vehicle charger) and an attached double garage, which will certainly appeal to any car enthusiast given its meticulous condition, painted floor, and tool and workshop space.





Property Name

Norwood

Location

Isle of Arran, KA27 8AT

Approximate total area:

197.2 sq. metres (2122.7 sq. feet)

EPC Rating - D

Council Tax band - E

Home Report value - £325,000

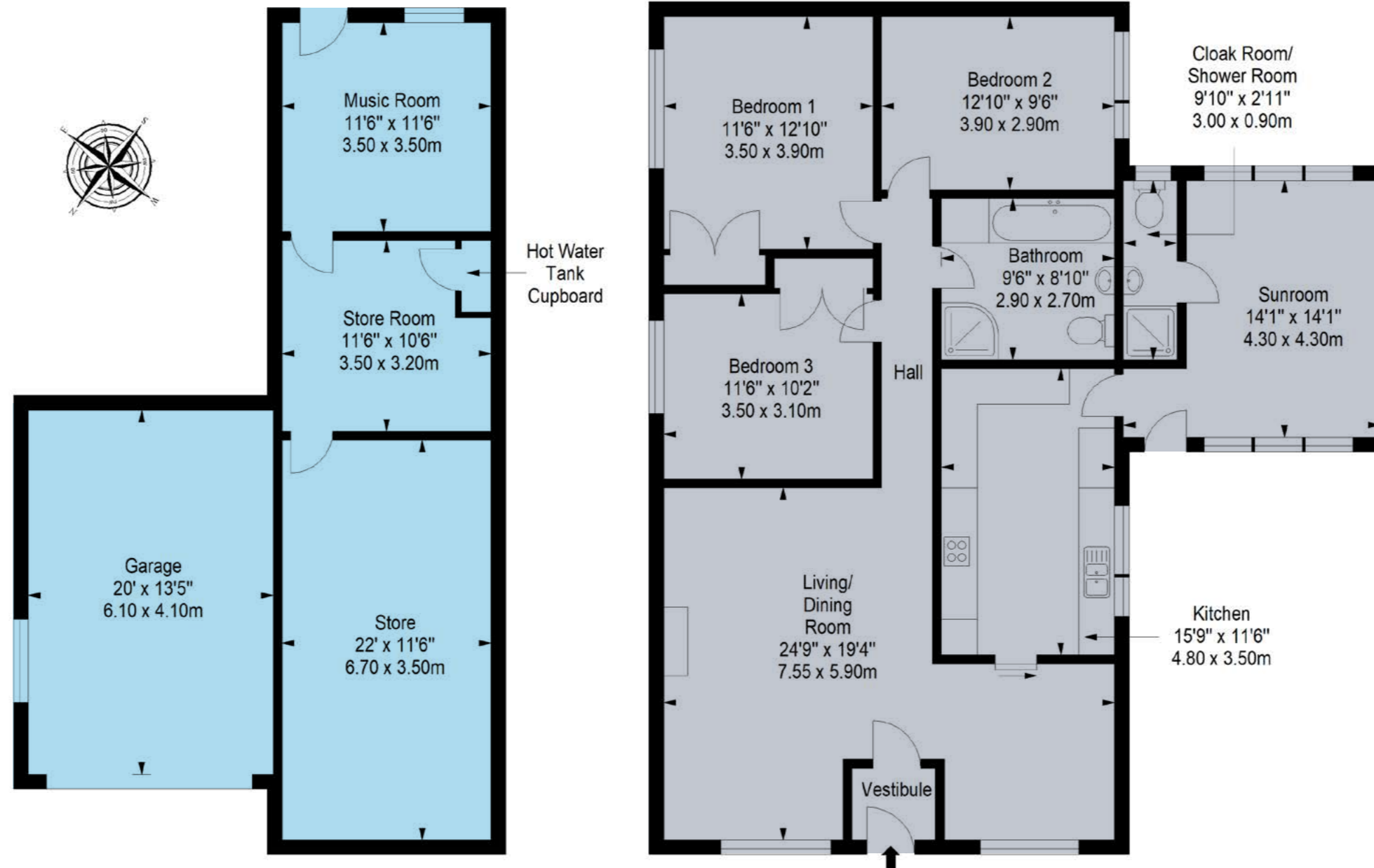
Lower Ground Floor



Ground Floor



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



glenisle
hotel & restaurant

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

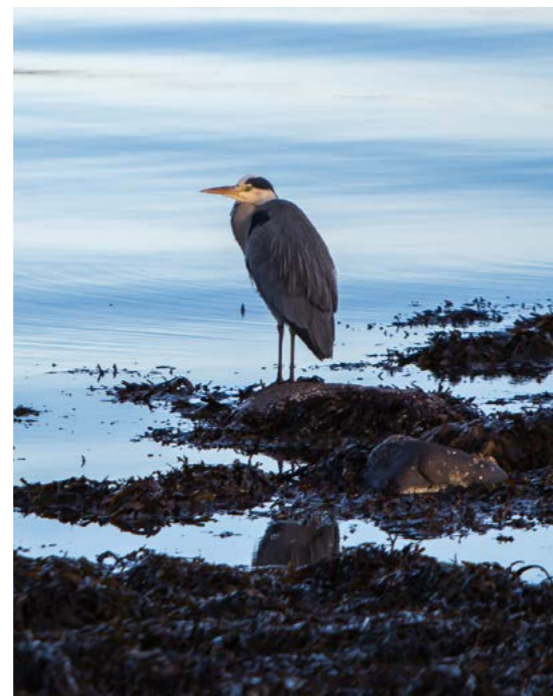
If you are visiting the Isle of Arran to view this property, the Glenisle Hotel in Lamlash has an exclusive offer for Watermans' clients. Please call the hotel on 01770 600559 and quote the code **WATERMANSLEN20** to enjoy a 20% discount on both accommodation and dining. The code also applies to non-residents 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

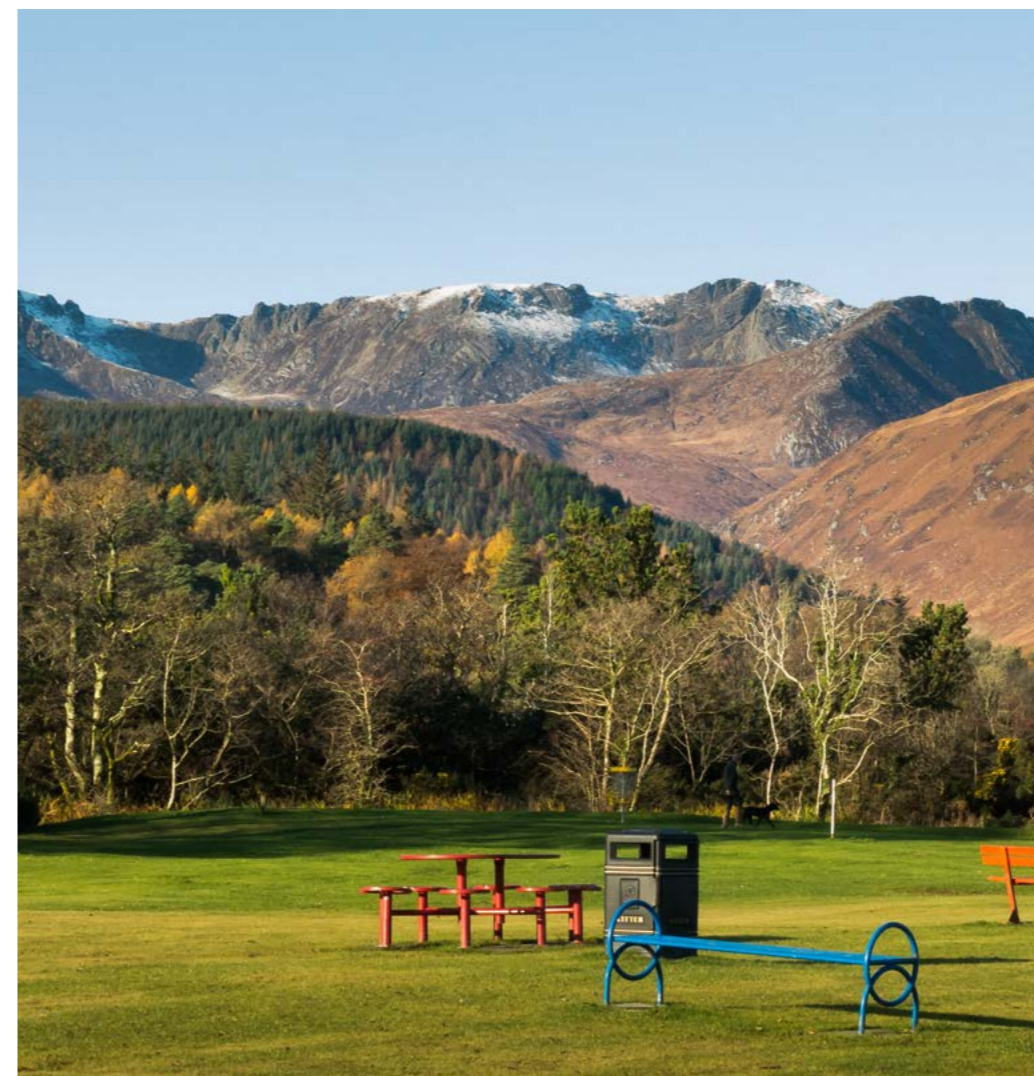


Brodick Isle of Arran

Norwood sits high above Brodick overlooking Brodick Bay and Goatfell. The main ferry port at Brodick has a wide 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 2 miles to the north and overlooks 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 Tariff (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 island's 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.



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 further ferry terminal that allows quick access to the stunning West of Scotland via Claonaig. Kintyre here we come!



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 Norwood, number 27 will be identified by our Watermans For Sale board.



Watermans

Price & Viewings

Please refer to our website www.watermans.co.uk
or call us on 0141 430 7055

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