



15, Brathwic Terrace,
Brodick,
Isle Of Arran,
KA27 8BW



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

3 bedroom
2 bathroom
semi-detached home
located in Brodick



MOTIVATED SELLER, EXCELLENT VALUE! Could this be the bargain you've been waiting for?

Welcome to this charming semi-detached villa, occupying an elevated position on Brathwic Terrace in the picturesque village of Brodick on the beautiful Isle of Arran. Offering generous living accommodation, extensive gardens and breathtaking views, this delightful home is perfectly suited to family living.

Step inside to discover a bright and welcoming lounge/dining room, providing an inviting space for both relaxing and entertaining. The property features three well-proportioned double bedrooms, offering comfortable accommodation for family and guests alike, together with two bathrooms to meet the demands of modern family life.

Tucked away at the end of a peaceful cul-de-sac, the property enjoys superb elevated views across Brodick towards the majestic Goatfell mountain and the Ayrshire coastline beyond. This tranquil setting offers the perfect balance of privacy and convenience, with the village's excellent amenities close at hand.

The generous gardens are a particular highlight, providing an ideal space for children to play, keen gardeners to indulge their passion, or simply to relax and enjoy the sunshine throughout the day. A spacious detached garage, together with off-road parking for several vehicles, adds further practicality and convenience.

Combining generous living space, stunning surroundings and an enviable location, this attractive home presents a wonderful opportunity to embrace island living in one of Arran's most sought-after villages.

Entrance hallway

6'2" x 16'10"

The front door opens into a spacious reception hallway accessing all the accommodation within. Under the stairs there is plenty of space to for hanging coats and storing outdoor gear.

Lounge / dining room

13'3" x 20'7" overall

The spacious lounge / dining room enjoys a dual aspect over the front gardens and to the rear over the gardens and beyond to Goatfell across Brodick Bay.

Kitchen

12'11" x 11'5" overall

The good sized breakfasting kitchen is to the rear and enjoys those fabulous views, with a door leading out to the rear gardens.

The kitchen is fitted with wall and base units, integrated electric oven and a gas hob and there is space and plumbing for both a washing machine and tumble dryer.

Bedroom one

10'9" x 10'5"

Ground floor double bedroom with a window to the front and built in wardrobes

Shower room

3'9" x 7'6"

Off the hallway on the ground floor, the shower room is separate and beside the w.c. Fitted with a shower cubicle and electric shower.

W.C.

5'5" x 3'11'8"

A handy ground floor toilet with window to the rear, fitted with a coloured suite.

Upper hallway

9'1" x 2'10"

Store room

5'10" x 3'11"

A spacious store room off the upper hallway houses the hot water cylinder.

Bedroom two

10'5" x 16'8"

Spacious double bedroom with built in wardrobes and dormer picture window taking in the wonderful views across the village, Brodick Bay and Goatfell.

Bedroom three

10'4" x 16'8"

A third large double bedroom with built in wardrobes and dormer picture window taking in the wonderful views across the village, Brodick Bay and Goatfell.

Bathroom

5'2" x 7'2"

The family bathroom has a frosted dormer window to the rear with and is fitted with a coloured suite with an electric shower over the bath.

Garden

Being the last property on the cul-de-sac, number 15 enjoys substantial grounds to the front the gardens are slightly slopping and laid to lawn with flower bed borders. There is a paviour driveway to the side leading to the large garage/ workshop. with power. To the rear, the gardens are terraced and with paviour patio areas, gravel beds and a lawn area. Bounded by fencing to the rear and open to the front, the gardens enjoy the sunshine all day.

Services

No.15 is connected to mains electricity, water and drainage. Hot water and heating is by electric with storage heaters and panel heaters throughout. This is supplemented by the electric fire in the lounge.

Council tax

The property is rated "B" band paying £1,818.56 including water and waste water in 2026/27.

A little more information

15 Brathwic Terrace is located in Brodick, one of the larger villages in a popular elevated residential area close to all the village amenities. Brodick enjoys, excellent leisure facilities including tennis and bowling facilities, the 18-hole golf course and those at the Auchrannie Resort and the Ormidale Park. Brodick village's amenities include a well used community village hall, library, bank, shops, hotels, restaurants and bars, garage and fuel station.

Brodick has a primary school with early years classes and the secondary 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.



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///tiger.secret.clarifies

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





15 BRATHWIC TERRACE



15 BRATHWIC TERRACE UPPER FLOOR

TOTAL AREA: APPROX. 100.3 SQ. METRES (1080.0 SQ. FEET)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E			
(21-38) F		38	
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

DIRECTIONS

From Brodick Pier, turn right and then immediately left up Alma Road beside the Co-op. Proceed round to the right and take the first left and travel up to the top of hill and follow road round to left along Brathwic Place. At the end of the road turn right into Brathwic Terrace where number 15 Brathwic Terrace is the last house on the right hand side at the end of the cul-de-sac.
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