



4, Hillview Place,
Brodick,
KA27 8BD



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

3 Bed House - Semi-Detached located in Brodick



Welcome to this spacious semi-detached family home located on Hillview Place in the charming village of Brodick. This delightful property in walk in condition, boasts a large open-plan living and dining room, perfect for family gatherings and entertaining guests. With three well-proportioned bedrooms and two bathrooms, this home offers ample space for comfortable living.

Situated in a popular residential area, you will find yourself just a stone's throw away from all local amenities, ensuring convenience is at your doorstep. The property also provides stunning views of Goatfell and Brodick Bay, adding to its appeal.

For those who enjoy outdoor activities, the village amenities and the main ferry terminal to Ayrshire are within easy reach, making it an ideal location for both relaxation and adventure. Additionally, the property features off-road parking for two vehicles, providing practicality for family life.

This home is perfect for anyone looking to enjoy the beauty of Brodick while having all the necessary conveniences close by. Don't miss the opportunity to make this lovely property your own.

Entrance vestibule

6'6" x 9'10" overall

A spacious entrance vestibule with a built in cupboard handy for storing all your outdoor gear and shoes.

Lounge/ dining room

12'1" x 23'3" overall

The extensive lounge dining room enjoys a dual aspect from the picture windows to the front and rear of the house, catching a glimpse of Goatfell and Brodick bay to the rear.

The perfect space for entertaining and relaxing with a recently installed wood burning stove for those cosy nights in beside.

A door to the side leads through to the kitchen

Kitchen

13'1" x 9'10" overall

Off the lounge/ dining room, a picture window to the rear floods the room with natural light. It is fitted with light grey cashmere wall and base units with a complementary timber worktop, double Belfast style sink and integrated electric oven/grill and hob. With plumbing and space for an under counter dishwasher or washing machine and space for a large fridge/ freezer.

Rear entrance vestibule

4'11" x 3'1"

Open to the kitchen the rear entrance vestibule has a large built in cupboard and door that opens out to the steps down into the rear gardens.

Bedroom 1

11'9" x 12'3" overall

A spacious double bedroom to the rear of the house with a picture window taking in the wonderful views across Brodick Bay towards Goatfell and Brodick Castle.

Ensuite shower room

6'2" x 6'4" overall

The ensuite shower room is fitted with a white suite and corner shower cubicle.

Bedroom 2

9'4" x 10'5" overall

A good size double bedroom with a large window to the front.

Bedroom 3

9'4" x 12'7" overall

A spacious double bedroom with a large window to the front.

Bathroom

6'10" x 7'2" overall

The family bathroom is fitted with a white suite with a shower over the bath and frosted window to the rear.

Garden

4 Hillview Place has a low maintenance wrap around garden securely bounded to the front with hedging and fencing. The front gardens enjoy a southerly aspect and are mostly laid to lawn. To the rear there is a driveway with off road parking for two vehicles and a large timber shed with log store. The shed is fitted with power and water and currently has space and plumbing for the washing machine and tumble dryer.

Services

Number 4 is connected to mains electricity, water and drainage. Central heating is via electric wall heaters throughout. This is supplemented by the log burning stove in the lounge.

Council tax

The property is rated "B" band paying £1818.56 including water and waste water in 2026/27.

A little more information

4 Hillview Place enjoys an elevated peaceful residential location close to all the village amenities, a short distance from Brodick ferry terminal and one of Arran's largest villages. With excellent leisure facilities including tennis and bowling, the 18-hole golf course and those at the Auchrannie Resort. Other village's amenities include the busy community village hall with library, Ormidale pavilion with rugby and hockey pitches, bank, shops, hotels, restaurants and bars, garage and fuel station along with the main ferry terminal to the Ayrshire mainland. Brodick has a primary school with early years classes and Arran High school with UHI Hub 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:
What3wrods///reporter.relished.depend

Planning

Any enquiries with regard to planning permission should be directed to North Ayrshire Council planning department on 01294 324319 or online at www.north-ayrshire.gov.uk

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.

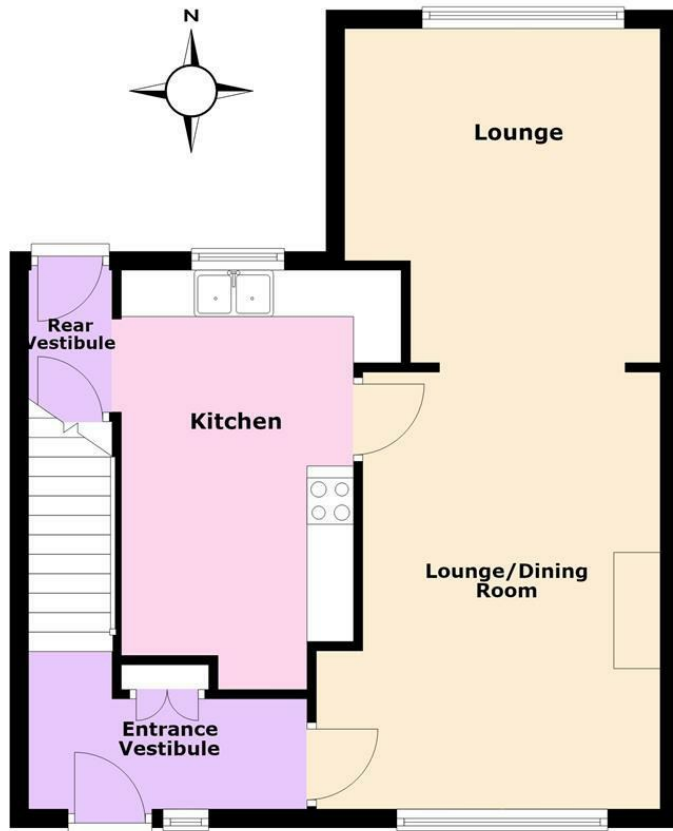
Cal Mac travel details

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.

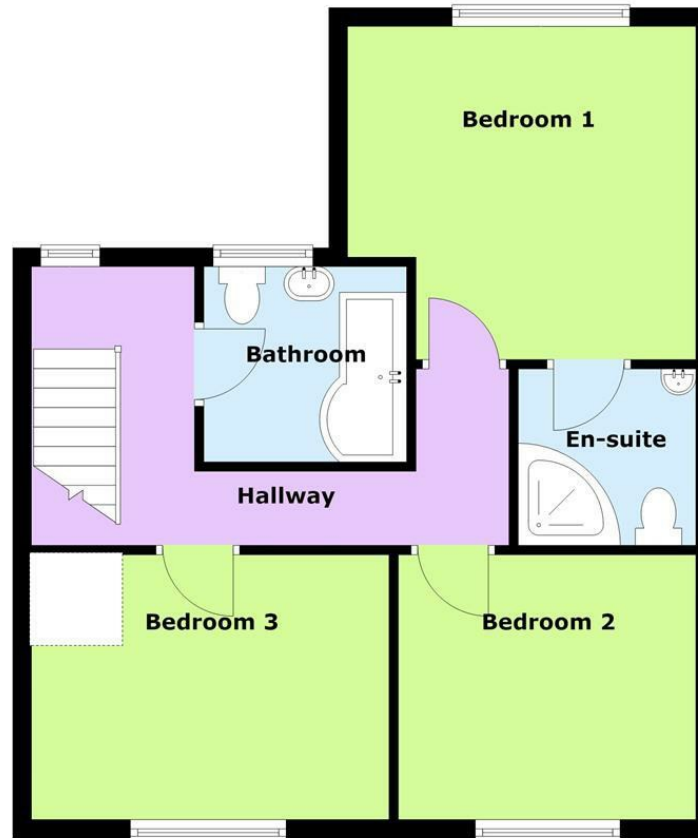
Caledonian MacBrayne Tel: 01770 460 361 www.calmac.co.uk



4 Hillview Place ground floor



4 Hillview Place First Floor



Total area: approx. 100.6 sq. metres (1083.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F	30	
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

DIRECTIONS

From Brodick Pier and turn right and then left by the side of the Co-operative. Follow the road up and around the sharp right-hand turn and then turn first left. Proceed up the hill and Hillview Place is the second turning on the left. Number nine is approximately 200m on the left hand side.

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CONTACT

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