



Fraon, 21 Alma  
Park,  
Brodict,  
Isle of Arran,  
Isle of Arran  
KA27 8AT



**Arran**  
ESTATE AGENTS   
ISLAND OWNED & RUN SINCE 1990

## 3 Bedroom Detached Bungalow Located in Brodick



Welcome to Fraon, a beautifully presented detached bungalow tucked away in the sought-after Alma Park area of Brodick. Enjoying lovely views towards Goatfell and a peaceful setting, this is a home that offers comfortable, easy living in one of Arran's most desirable villages.

Inside, the accommodation is bright, welcoming and thoughtfully laid out, with three well-proportioned bedrooms and two versatile reception rooms. Whether you're looking for a family home, somewhere to retire, or simply a place to enjoy island life, Fraon offers a flexible layout that can easily adapt to your needs.

Outside, the enclosed garden provides a private and sheltered space to relax, entertain or enjoy the changing seasons, all with the magnificent backdrop of Goatfell. A separate garage with an adjoining storeroom offers excellent storage and practical workspace, adding to the home's everyday convenience.

The location is equally appealing. Alma Park is a quiet residential area within easy reach of Brodick's shops, cafés, restaurants, beach, golf course and ferry terminal, making it easy to enjoy everything the village has to offer while still appreciating a sense of peace and privacy.

Fraon is a home that has been carefully maintained and is ready for its next chapter. Combining comfortable accommodation, attractive gardens and a superb location, it offers a wonderful opportunity to enjoy life on the Isle of Arran. Early viewing is highly recommended.

### Vestibule

5'1" x 5'4"

A welcoming and bright entrance vestibule with space for hanging outdoor jackets and storing shoes.

### Hallway

9'0" x 9'4"

A good sized L-shaped hallway with access to all accommodation within. The hall also benefits from two storage cupboards.

### Lounge

15'5" x 15'5"

A spacious dual aspect lounge with a feature fireplace and open fire, boasting views towards the hills.

### Dining Room

10'2" x 8'7"

Accessed from both the lounge and the kitchen, this dining room opens directly into the rear sun lounge.

### Kitchen

10'2" x 12'2"

A contemporary bright kitchen to the rear of the property with window overlooking the gardens.

### Sun Lounge

9'3" x 14'2"

A delightful and versatile additional reception room off the kitchen with door out to the rear gardens.

### Shower Room

6'1" x 7'9"

Modern shower room with white basin and WC and frosted window for natural light and ventilation.

### Bedroom One

11'7" x 12'9"

Large double bedroom with walk-in cupboard and window overlooking the garden.

### Ensuite W.C.

4'6" x 5'6"

Contemporary ensuite toilet facilities.

### Bedroom Two

14'0" x 9'6"

To the front of Fraon, another double bedroom with fitted wardrobe.

### Bedroom Three

10'2" x 9'1"

A third double bedroom with built-in storage.

### Garden

Fraon enjoys a spacious garden to the front and rear with paviour walk ways, lawn areas variety of mature trees and shrubs. To the rear there is a patio area and a timber shed.

To the side there is tarmac driveway with off road parking and access to the detached garage with services.

### Services

Fraon is connected to mains electricity, water and drainage. Central heating is by the oil fired boiler, supplying radiators throughout. This is supplemented by the open fire in the lounge.

### Council Tax

The property is rated band E paying £3,012.28 in 2026/27 including waste and water charges.

### A little more information

Fraon enjoys an elevated peaceful 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:  
What3words///unions.shopper.defaults

### 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

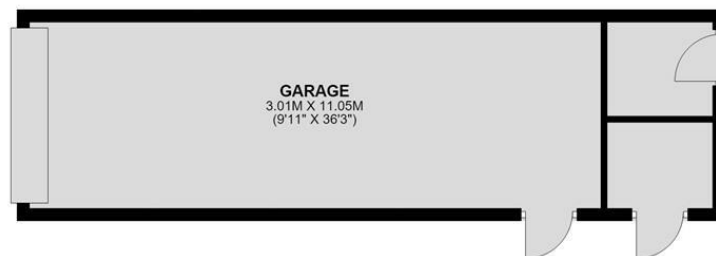
If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.

Caledonian MacBrayne Tel: 01770 460 361 [www.calmac.co.uk](http://www.calmac.co.uk)





FIRST FLOOR



TOTAL AREA: APPROX. 151.7 SQ. METRES (1632.5 SQ. FEET)

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 63                      | 73        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| Scotland                                    |   | EU Directive 2002/91/EC |           |

## DIRECTIONS

From Brodick Pier, turn right and travel for approximately 100 metres then turn left immediately before the Co-op. Travel up and follow the road round to the right, take the second turning on the left into Alma Park. Proceed up the gently winding road, and Fraon in on the left. Parking is available within the driveway to the front of the garage. What3words [///unions.shopper.defaults](https://unions.shopper.defaults)

## CONTACT

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