Courtside,

Brodick,

Isle Of Arran,

KA27 8DL

Arran ESTATE AGENTS

ISLAND OWNED & RUN SINCE 1990

3 Bed House located in Brodick

Nestled in the charming village of Brodick on the picturesque Isle of Arran, this delightful house offers a unique opportunity for those seeking a tranquil retreat. Built originally in the 1920s, as the caretakers residence for Brodick hall, the property boasts a versatile layout a short distance from the main ferry terminal and all the village amenities. The accommodation currently includes an inviting reception room, three or four well-proportioned bedrooms, spacious dining kitchen, utility room and two bathrooms, making it an ideal family home or a perfect getaway.

The interior of the house is characterised by cosy, bright, and airy rooms that create a welcoming atmosphere. While some modernisation and refurbishment are required, this presents a wonderful chance for new owners to personalise the space to their taste and lifestyle. The large flat garden is a standout feature, providing ample outdoor space for relaxation, gardening, or entertaining and off road parking all while enjoying the serene surroundings.

Conveniently located close to village amenities, residents will find the golf course, Auchrannie Resort, shops, cafes, and local attractions just a short stroll away. This property not only offers a peaceful living environment but also easy access to the vibrant community life that Brodick has to offer.

In summary, this house is a fantastic opportunity for those looking to invest in a property with character and potential in a stunning location. Whether you are seeking a permanent residence or a holiday home, this charming abode in Brodick is sure to impress.

Sun Porch
6'0" x 10'7"
The south facing sun room entrance porch opens into the spacious hallway. There is with space for hanging coats and a seating.

Entrance Hall
9'8" x 10'7"
Glazed doors from the porch open into the hallway accessing all the accommodation within.

Lounge
11'2" x 18'3" overall
A lovely spacious room with a replica Art Deco fireplace inset with electric fire and bay window over looking the gardens to the front.

Study/ Bedroom 4
9'3" x 9'6"overall
A cosy versatile room which could lend itself to being a study, dining room or even a 4th bedroom. To the front of the house with a bay window over looking the gardens

Kitchen/dining room
9'7" x 17'8"
The spacious kitchen enjoys a dual aspect over the gardens and is fitted with wall and base units, with a freestanding dishwasher, integrated electric oven and hob. There is plenty of room for a large dining table beside the fire place inset with electric stove.

Utility room
12'5" x 9'8"
To the rear of the house, off the kitchen a spacious utility room with plenty of room for hanging clothes and storing out door gear with a door out to the rear gardens.
With freestanding appliances including a fridge, washing machine and tumble dryer.

Ground floor shower room
4'11" x 9'9" overall
The ground floor shower room is fitted with a white suite and has a frosted window out to the rear gardens.

Bedroom 1
9'7" x 13'10"
Good size double bedroom with a dormer window to the front.

Bedroom 2
8'2" x 13'10"
Good size double bedroom with a dormer window to the front.

Bedroom 3
8'4" x 11'3"
An airy single bedroom to the rear flooded with light from its dual aspect dormer window looking across to Goatfell and a second window to the side looking across to Brodick Bay.

Bathroom
6'6" x 10'9"
The family bathroom is partially tiled and fitted with a bath, toilet and sink vanity unit. There are also matching built in base cupboards.

Gardens
The gardens are relatively flat and securely bounded by fencing and hedging, mostly laid to lawn. To the front and side is a driveway and off road parking leading to an extensive garage/ workshop. To the rear there is also a bank of solar panels, off setting the running costs of the electricity within the house.

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

Services
Courtside is connected to mains electricity, water. Drainage in the older part of the house is to a septic tank and in the newer part of the property drainage is connected to the mains. Central heating and hot water is by electric with storage and panel heaters throughout.

A little more information

Courtside is in a central location and near Brodick village amenities which include the bowling green, tennis courts, 18-hole golf course, library as well as the excellent leisure facilities at the Auchrannie Resort. There are many restaurants, shops and pubs. Brodick also has one of the island's petrol stations and the largest of the three Co-ops is located along the shorefront. Along the seafront there are boating facilities including launching ramp and moorings in the bay. Brodick has its own Early Years Nursery, Primary School and Arran High School is located in Lamlash which pupils travel to 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///inherits.applause.equivocal

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.

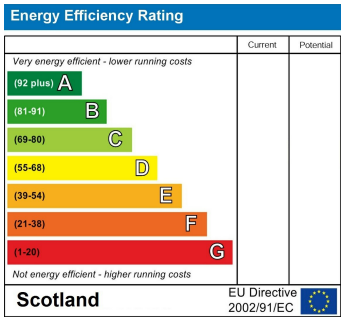
Cal Mac travel details

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

COURTSIDE

FIRST FLOOR

TOTAL AREA: APPROX. 130.0 SQ. METRES (1399.6 SQ. FEET)



DIRECTIONS

From Brodick Pier turn right travel approximately ½ a mile through the village. Courtside is the first property on the right hand side, just after Brodick Hall and before Brodick Golf Clubhouse.
What3words
///inherits.applause.equivocal

CONTACT

Invercloy House Brodick
Isle of Arran
North Ayrshire
KA27 8AJ

E: sales@arranestateagents.co.uk
T: 01770 302310
www.arranestateagents.co.uk

Arran ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990