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Detached Bungalow
Netherlea, Brodick, Isle of Arran, KA27 8BY
Offers Over £340,000



rightmove

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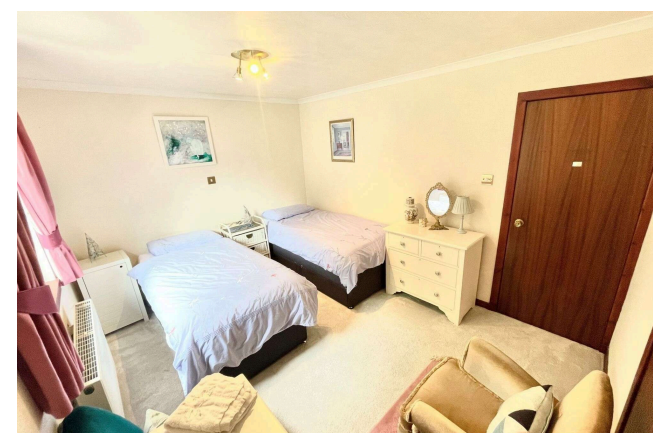
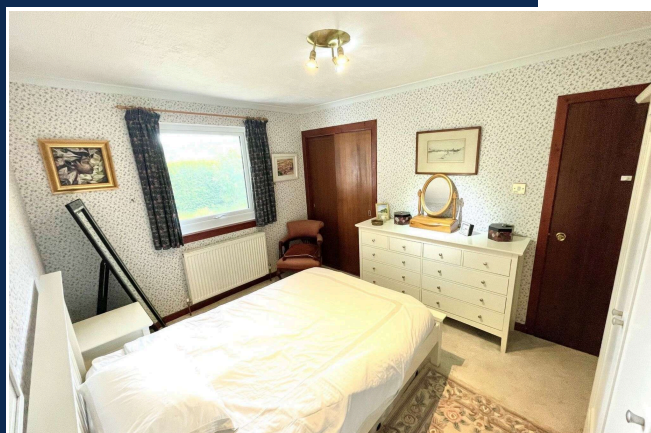
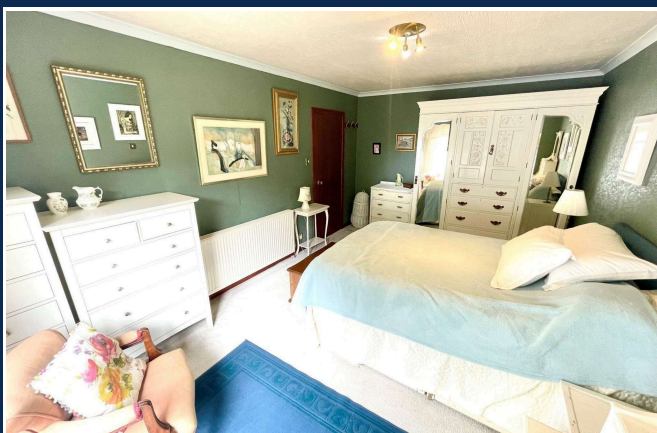
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Jas Campbell & Co Ltd are delighted to be marketing Netherlea, a spacious and highly versatile detached bungalow situated in the heart of Brodick. This well-presented family home boasts sea views from selected rooms, adding to its appeal, and further benefits from a substantial driveway, detached garage, together with a wraparound garden offering a patio area for outdoor entertaining. In addition, the property benefits from a floored and lined loft with Velux windows, offering significant potential for further development (subject to the necessary consents).

Occupying a highly convenient and sought-after location, the property is within easy walking distance of Brodick's excellent range of amenities including shops, cafés, restaurants, primary school, medical centre, ferry terminal, and the popular Auchrannie Resort. As the island's main village, Brodick offers an excellent balance of convenience and island living, surrounded by spectacular scenery, coastal walks, golf, sailing and a wide range of outdoor pursuits, with regular ferry services via Brodick Ferry Terminal providing links to the mainland and beyond.

The property is entered via a welcoming entrance vestibule leading into a large central hallway. To the left of the hallway is a bright dining lounge. A new wet room (2026) housing a two-piece suite with shower is located to the right-hand side of the hallway. Bedrooms two, three and four are generously sized rooms, all with built-in storage, two of which benefit from sea views. The well-proportioned kitchen comprises kitchen units and shelving, providing more than ample storage. From the kitchen is a utility room with a door to the garden. The spacious living room has patio doors opening directly onto the rear garden, filling the room with natural light. There is a cosy sitting area leading into the largest bedroom (Bedroom One), which has patio doors to the garden and forms a private and versatile suite-style area. This suite-comprising the living area, principal bedroom, shower room, and study/dressing room-offers excellent potential to be used as separate guest accommodation if desired.

Early viewing is highly recommended to fully appreciate the space, versatility and potential this unique property has to offer.

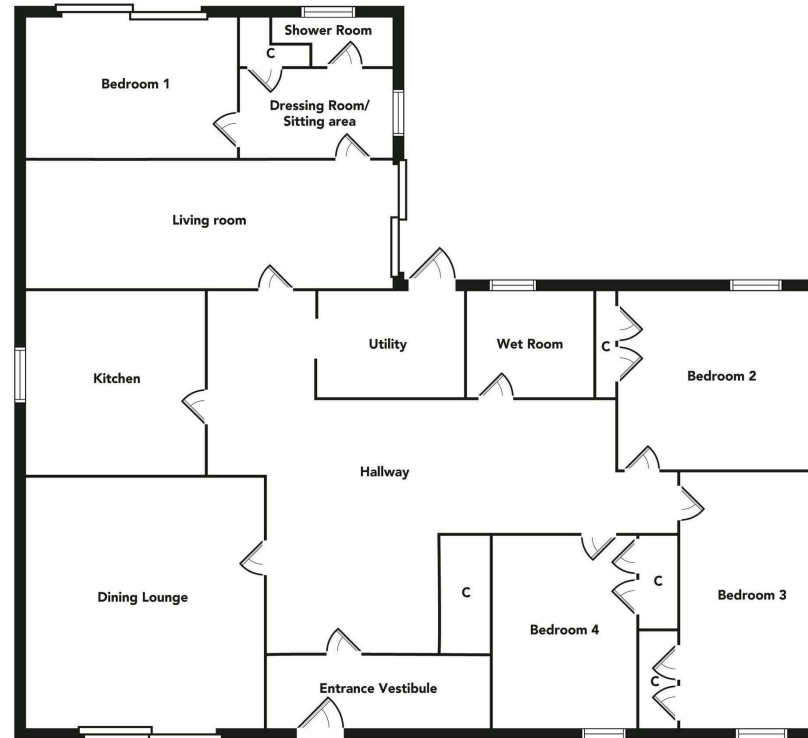
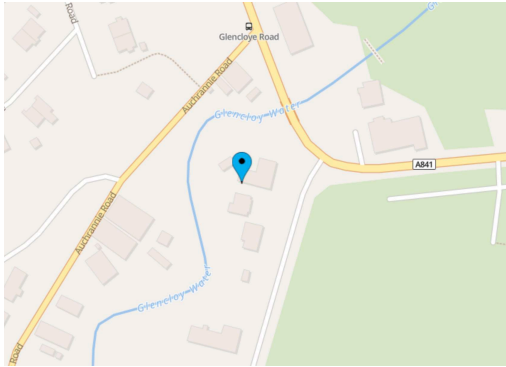
MEASUREMENTS

Entrance Vestibule	1.40 m x 1.60 m / 4'7" x 5'3"
Hallway	1.80 m x 5.80 m / 5'11" x 19'0"
Dining Lounge	4.30 m x 4.70 m / 14'1" x 15'5"
Wet Room	1.90 m x 1.90 m / 6'3" x 6'3"
Kitchen	3.00 m x 2.50 m / 9'10" x 8'2"
Utility Room	2.10 m x 2.00 m / 6'11" x 6'7"
Living Room	3.00 m x 4.70 m / 9'10" x 15'5"
Bedroom 2	3.00 m x 3.90 m / 9'10" x 12'10"
Bedroom 3	2.90 m x 3.80 m / 9'6" x 12'6"
Bedroom 4	2.80 m x 3.00 m / 9'2" x 9'10"
Dressing Room/Sitting Area	3.20 m x 2.40 m / 10'6" x 7'10"
Bedroom 1	3.20 m x 4.80 m / 10'6" x 15'9"
En Suite Shower Room	1.40 m x 2.40 m / 4'7" x 7'10"

FEATURES

- Sought-after central Brodick location
- Four bedrooms, two reception rooms, two shower rooms
- Flexible accommodation ideal for family living
- Sea views
- Driveway and detached garage
- Wraparound gardens with 2 sheds and patio area
- Oil-fired central heating
- Double glazing throughout

EPC RATING - D
COUNCIL TAX BAND - F



Floorplans are indicative only - not to scale
Produced by Plushplans

Viewing

Tel: 01294 60 2000

Offers

All further negotiations and all offers to be lodged with Messrs Jas Campbell & Co. WS. 76 Princes Street, Ardrossan KA22 8DQ.

Valuation

If you have property to sell we can provide you with a pre-sale advice and opinion on the sale of your property.

Important

These particulars are believed to be correct and have been prepared in good faith, but their accuracy is not guaranteed and they do not form part of any contract.



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