

Annerleigh,
Alma Road,
Brodick,
Isle Of Arran,
KA27 8AZ







Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

5 Bed Bungalow - Detached located in Brodick

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While the property is in need of significant upgrading and modernisation, its generous proportions and existing footprint offer plenty of scope for transformation. The revised price reflects the investment required and creates an increasingly attractive opportunity for those prepared to take on a project

++ NOW AVAILABLE AT A FIXED ASKING PRICE OF £235,000++

Nestled in the charming village of Brodick on the picturesque Isle of Arran, this spacious detached bungalow on Alma Road presents a unique opportunity for those seeking a family home with potential for personalisation. Boasting five generously sized bedrooms and three bathrooms, this property is ideal for families or those looking for ample space to entertain guests or even the scope to generate an income, subject to the relevant approvals and consents.

The bungalow features two inviting reception rooms, perfect for relaxing or hosting gatherings, while the slightly elevated position offers stunning sea views across Brodick Bay, creating a serene backdrop for everyday living, close to all the village amenities. Although the bungalow requires refurbishment, it presents an exciting opportunity for buyers to put their own stamp on the home, tailoring it to their specific tastes and needs.

Arran is known for its natural beauty and vibrant community, the location of Annerleigh is absolutely ideal for those who appreciate both tranquillity, privacy and accessibility to all the local village amenities.

Rear utility entrance
5'6" x 7'10"
The rear door opens into a spacious utility room ftted with wall and base units with plumbing and space for a washing machine and a tumble dryer.

Dining room
11'6" x 15'2"
The dining room has a picture window to the front of the bungalow and opens through into the kitchen and lounge.

Kitchen
13'8" x 17'5"
To the rear of the bungalow the spacious dining kitchen is flooded with natural light from the large picture windows over looking the gardens There are built in pantry cupboards, a breakfasting island and space for table, as well as space and plumbing for a dishwasher and gas cooker.

Lounge
15'5" x 17'4"
A good size lounge to the front of the bungalow with the focal point of a feature fireplace for cosy nights in and a picture window to the front taking in the views.

Central hallway
23'5" x 3'3" 269'0" overall
The central hallway access all the accommodation within and benefits from a large cupboard for hanging cloaks and a second cupboard housing the hot water cylinder.

Front entrance vestibule
5'9" x 6'2"
Steps from the front gardens lead up to the spacious front entrance vestibule, which floods the hallway with natural light from the picture window to the front.

Bedroom 1
10'7" x 23'5" overall
To the front of the bungalow a spacious double bedroom with a dual aspect over looking the gardens, benefits from extensive built in wardrobes and an ensuite shower room.

Ensuite
5'5" x 7'9"
To the rear of the bungalow the spacious ensuite is fully tiled with a window to the rear. It is fitted with a white suite with a bath with shower over.

Bedroom 2
9'7" x 11'6"
Double bedroom to the front with built in wardrobes.

Bedroom 3
11'4" x 14'6" overall
Double bedroom to the front of bungalow with fitted built in cupboards with sliding door wardrobes.

Family bathroom
4'7" x 8'6"
To the rear of the bungalow the family bathroom is fitted fully tiled with frosted window and fitted with a white suite with shower over the bath.

Bedroom 4
8'10" x 12'5"
Double bedroom with a window to the rear of the bungalow and is fitted cupboards and two built in wardrobes.

Bedroom 5/ study
9'8" x 8'4"
A good size double bedroom currently utilised as a study to the rear of the bungalow with a built in wardrobe.

Shower room
5'11" x 8'5"
A handy shower room off the hallway which benefits from a window to the rear. The room has been partially cleared, with flooring lifted and tiles removed.

Garage
Towards the top of the driveway a spacious garage with both an up an electric up and over door and a separate pedestrian access door. A window to the side over looks the gardens and across Brodick Bay. The garage is fitted with power points and light and offers scope for further development.

Garden
Annerleigh enjoys substantial grounds in the heart of Brodick, with views across the bay. A sloping driveway to the rear leads down to the garage with a pathway and steps continuing down to the house and around the property.
To the side of the bungalow is an extensive paviour patio with timber summer house taking in the view, and a hard standing greenhouse.

Services
Annerleigh is connected to mains electricity, water and drainage. Hot water and heating is via electric with storage heaters and panel heaters throughout, supplemented by the electric fire within the lounge.







Council Tax

The property is rated “F” band paying £3392.10 including water and waste water in 2025/26.

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///kings.removes.enclosing

A little more information

Annerleigh is located a short distance from Brodick ferry terminal and all the amenities within this popular village on the beautiful Isle of Arran. With its excellent sporting facilities including football and rugby pitches, the 18-hole golf course and those at the Auchrannie Resort, Brodick village’s amenities include a bank, shops, hotels, restaurants and bars. Brodick has a primary school with early years classes and the secondary school with UHI Argyll 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.

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.

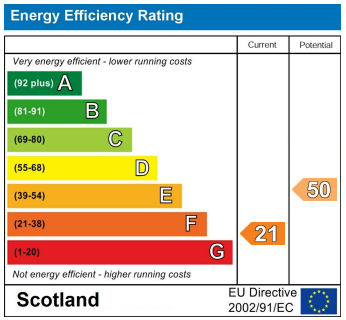
Cal Mac travel details

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

ANNERLEIGH GROUND FLOOR



TOTAL AREA: APPROX. 173.9 SQ. METRES (1871.4 SQ. FEET)



DIRECTIONS

From Brodick pier turn right, travel for approximately 100 metres then turn left immediately before the Co-op. Travel up and follow the road round to the right where Annerleigh is the first driveway on the right.
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CONTACT

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