



4, Cora Linn Court,  
Brodick,  
Isle of Arran,  
KA27 8AB



**Arran**  
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## Two Bedroom Semi-Detached Villa located in Brodick



In prime position within the charming 'Cora Linn Court' in Brodick, this delightful semi-detached home offers a perfect blend of modern living and serene surroundings. The property boasts a contemporary design, ensuring that it meets the needs of today's discerning homeowner while providing a warm and inviting atmosphere.

As you step inside, you will be greeted by a spacious and well-lit interior that is both functional and stylish. The layout creates a seamless flow between the living, dining, and kitchen areas, making it an ideal space for entertaining family and friends. The clever use of glazed walls allow natural light to flood the rooms, enhancing the overall sense of space and comfort.

The kitchen is equipped with modern appliances and ample storage, making it a joy for any home cook. The property features well-proportioned bedrooms, each designed to provide a peaceful retreat at the end of the day. The shower room is fitted with contemporary fixtures, ensuring a touch of luxury in your daily routine.

Outside, the garden offers a private oasis, perfect for enjoying the fresh air or hosting summer barbecues. The semi-detached nature of the house provides a sense of community while still allowing for privacy. Located in Brodick, you will find yourself surrounded by stunning natural beauty, with easy access to local amenities, schools, and transport links.

This property is not just a house; it is a home where memories can be made. Whether you are a first-time buyer or looking to downsize, this semi-detached gem in Cora Linn Court is a wonderful opportunity that should not be missed. Come and experience the charm and comfort of this lovely home for yourself.

This home is sold complete with all furniture and contents.

### Hallway

6'8" x 12'8" overall

A bright and airy entrance hall with under stair cupboard, ideal for storing outdoor clothing and shoes.

### Lounge

10'11" x 16'0" overall

A good sized bay windowed room with space for all of the family to lounge enjoy time together. At the heart of this room is an integrated 'living flame' gas fire.

### Kitchen / Dining Room

8'8" x 17'7"

An excellently proportioned kitchen with plenty of space for a comfortable dining table, which enjoys a wonderful view of Goatfell from the kitchen sink!

The kitchen features an integrated hob and oven, plenty of floor and wall mounted timber effect units with tiled splashback and

complementary work top.

Included in the sale is a washing machine, under counter fridge freezer and a dishwasher.

### W.C.

2'11" x 5'0"

A useful ground floor toilet with wash hand basin.

### Shower Room

4'8" x 6'11"

A modern walk in shower with white toilet and sink with vanity unit. Fully tiled with a complementary design - the Velux roof window offering natural light and ventilation.

### Bedroom One

14'5" x 10'2"

Front facing double bedroom with fitted with double wardrobes which extend to the length of bedroom.

### Bedroom Two

10'1" x 12'6"

A twin / double bedroom with a single fitted wardrobe with window overlooking the rear garden, Goatfell, Brodick Castle and beyond.

### A little more information

4 Cora Linn Court, Brodick is conveniently located in the centre of Brodick village, one of Arran's larger villages and the home of the main ferry terminal.

Brodick has excellent leisure facilities including tennis, bowling facilities, library and a 18 hole golf course. With its restaurants and bars, the award winning Auchrannie Resort is also in the village - featuring bars, restaurants and swimming pools, a spa and luxurious facilities.

Brodick village's other amenities include a Royal Bank of Scotland, Co-op supermarket and a convenience store, various boutique gifts shops, eateries and bars - many offering menus using much of the island's locally made produce.

There is a primary school with early years classes ages 3-12 years and the island's high school, with sixth form, is located in Lamlash where pupils are transported by bus daily.

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.

### 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)





### Council Tax

The property is rated "E" band paying £2775.29 in 2025 / 2026.

### Floor Plan

Floor plan is not to scale and is to be used for guidance only. Room sizes are approximate.

### Garden

There is a lawned area to the front with slabbed footpath leading to the front door, with a side driveway for off road parking.

To the rear, the garden is laid to lawn, with a patio area leading from the kitchen, and is bound and secure for pets with well maintained timber fencing.

A timber shed offers plenty of space for garden equipment.

### Services

The property is connected to mains electricity, water and drainage. Central heating is by gas fired boiler (fitted in 2022) which uses Calor gas providing hot water and supplies the radiators throughout. This is supplemented by an elegant living flame gas fire within the lounge.

### 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.

### What3words///

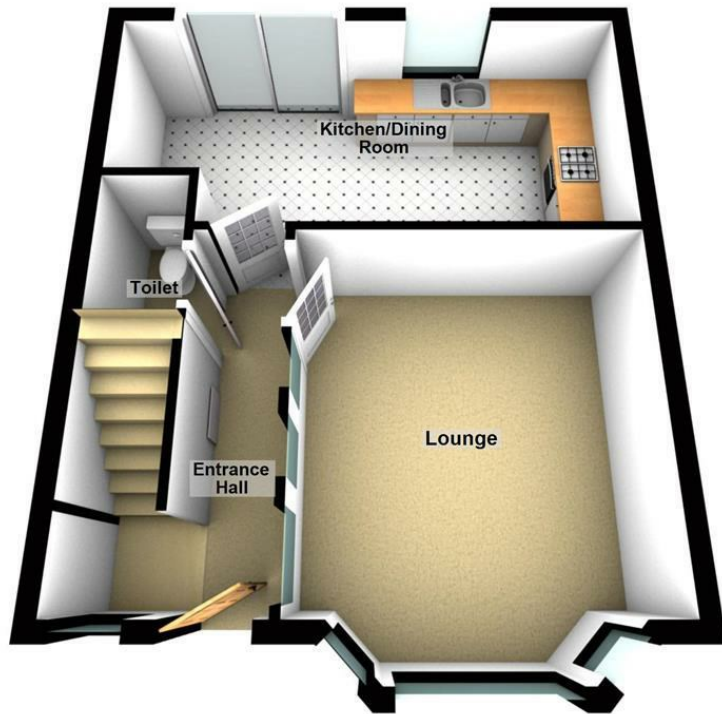
Every 3 metre square of the world has been given a unique combination of three words.

Used for navigation, here are the words for this property:

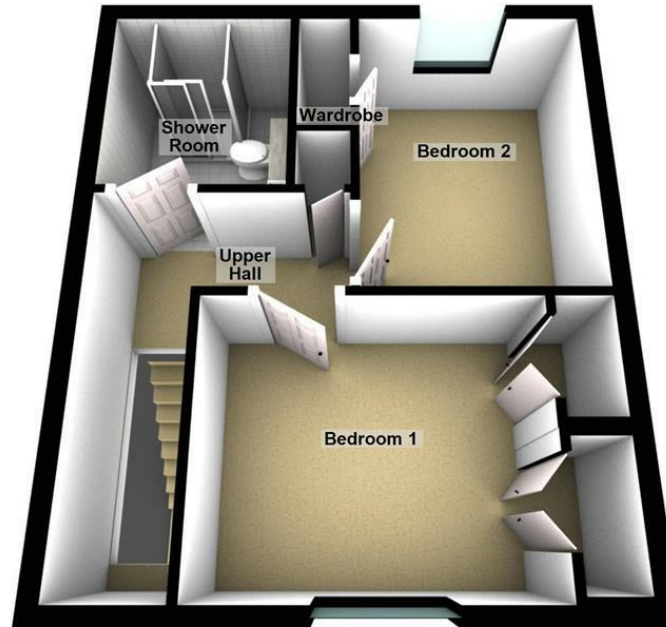
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## 4 Cora Linn Court



## Upper Floor



### DIRECTIONS

From Brodick Pier turn right and proceed through the village. On passing the 'Arran Butcher' shop on the right turn left and into West Mayish Road. The Cora Linn Court development is on the right. Follow the road in and number 4 is the second property on your right.

### CONTACT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	57
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	