# 'Bayview'
# 2, Alma Terrace,
# Brodick,
# Isle of Arran,
# KA27 8BA

Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

# 4 Bed Terraced Home located in Brodick

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Number 2 Alma Terrace, Brodick presents a remarkable opportunity to acquire a substantial mid-terrace historical villa, steeped in character and history. Built in 1856, this B-listed property boasts a versatile layout that is perfect for families or those seeking a potential income-generating home.

The residence features two inviting reception rooms, providing ample space for relaxation and entertaining. With four well-proportioned bedrooms, there is plenty of room for family living or accommodating guests. The property also includes two bathrooms, ensuring convenience for all occupants.

One of the standout features of this home is its elevated position, which offers stunning sea views across Brodick Bay and the surrounding landscape. The location is ideal, as it is within easy reach of all the amenities the village has to offer, including shops, restaurants, and recreational facilities.

Throughout the villa, you will find some of the original features that add to its charm and character, making it a unique find in today's market. This property not only provides a comfortable living space but also presents an opportunity to create a family home that can be cherished for generations or to explore its potential for income generation.

In summary, Alma Terrace is a delightful historical villa that combines modern living with the charm of yesteryear, all set against the picturesque backdrop of Brodick Bay. This is a rare opportunity to own a piece of history in a vibrant community.

## Entrance Vestibule
6'3" x 11'10"
The timber storm doors opens into a good size hallway with the stairs leading up to the upper floor and plenty of room for hanging and storing all your outdoor gear.

## Lounge/ dining room
16'2" x 23'8" overall
Off the central hallway the spacious lounge includes room for a large dining table to the front, taking in the wonderful views across Brodick Bay. To the rear of this room is a cosy seating area and a woodburning stove ideal for those colder nights in. Off the lounge are two large cupboards one of which houses the hot water cylinder.

## Kitchen
15'5" x 14'4" overall
The kitchen is in the heart of the house and flooded with natural light from the multiple roof windows, a feature window to the lounge and glazed doors to the lounge and rear sitting room.
Fully fitted with white gloss wall and base units with a expansive counter top, the kitchen has room for a sofa seating or a breakfasting table.
Integrated appliances include an electric hob and oven, under counter fridge and freezer along with freestanding washing machine and dishwater.

## Shower Room
6'6" x 6'6"
Off the kitchen the ground floor shower room has a roof window and is fully tiled fitted with a white suite.

## Rear sitting room
16'5" x 9'2"
The sitting room to the rear has a window and glazed door out the gardens. A spiral staircase leads up to a landing on to to bedroom 4.

## Rear Bedroom 4
11'1" x 10'9"
A good sized double bedroom with a Juliet balcony and roof windows looking across the rear gardens.

## Bathroom
5'5" x 5'10"
On the upper floor the family bathroom is fitted with a white suite and shower cubicle.

## Bedroom 1
10'5" x 10'5"
Double bedroom to the front overlooking Brodick Bay and beyond.

## Bedroom 3
5'11" x 9'4"
A cosy single bedroom to the rear with a roof window and window to the rear.

## Bedroom 2
9'9" x 12'9"
A spacious double bedroom with a window to the rear overlooking the gardens.

## Garden
The extensive south facing gardens to the rear are terraced with steps leading up to a timber decking. The gardens are slightly sloping and mostly laid to lawn with a timber shed and drying area, bounded to the side and rear with fencing and planted with shrubs and hedging. The gardens take in the wonderful views across Brodick towards Goatfell and the mountain range of Arran.

## Services
Connected to mains electricity and water. Drainage is to a communal septic tank which is adopted by North Ayrshire Council and payment is due directly to them for emptying. Hot water and heating is an electric system with underfloor heating withing the kitchen and other electric radiators throughout.

## Council Tax
Number 2 Alma Terrace is currently a popular holiday let, with an STL licence and registered for non domestic business rates.
Please contact North Ayrshire council for further information.

## Short term let holiday license
2 Alma Terrace comes with a short-term let license, presenting a unique opportunity for those considering rental options. Although not being sold as a business, the property could be offered as a turnkey solution, with all fixtures, fittings, furniture, and equipment available by separate negotiation.
* The STL License is issued by North Ayrshire Council and if the new buyer wishes to continue operating the cottage as a STL, our seller (Host) will apply for a Variation of the licence, inviting North Ayrshire Council to substitute the new buyer as the Host.

## 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///walls.words.shimmered

## A little more information
2 Alma Terrace is located in Brodick and is part of the historic Alma Terrace which dates back to 1856 and it was part of building scheme by the 11th Duke Of Hamilton. The terrace is listed 'B' by Historic Scotland as being a building of special architectural or historic interest.

Brodick being one the main villages on Arran, enjoys many village amenities, including being the main ferry link to the mainland, with a bank, a selection of shops, restaurants and bars. There are also a number of excellent leisure facilities including tennis and bowling facilities, the 18-hole golf course and those at the Auchrannie Resort and the Ormidale pavilion.
Brodick has a primary school with early years classes and the secondary school with UHI Arygll campus 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.

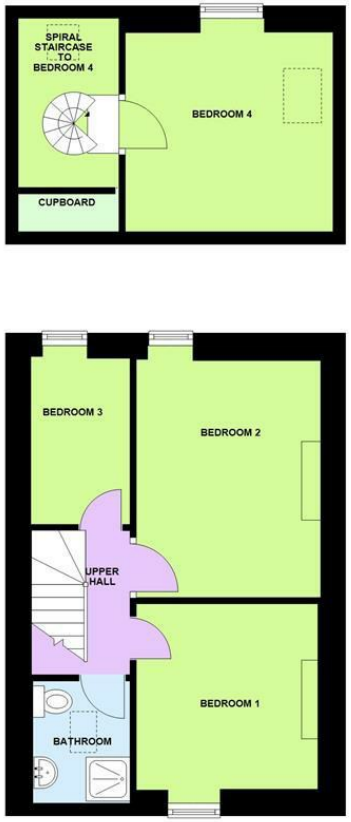
## Viewings by appointment

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

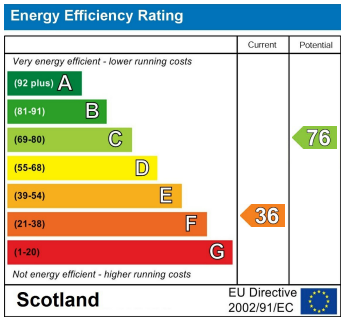
If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.
Caledonian MacBrayne Tel: 01770 460 361 www.calmac.co.uk

BAYVIEW, 2 ALMA TERRACE GROUND FLOOR




BAYVIEW, 2 ALMA TERRACE UPPER FLOOR

TOTAL AREA: APPROX. 126.0 SQ. METRES (1356.3 SQ. FEET)




## DIRECTIONS

From Brodick Pier turn right and then first left up Alma Road beside the Co-op. Follow the road as it bears right where Alma Terrace is on the left-hand side.
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## CONTACT

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