



Davaar,  
Upper Cottage,  
Brodict,  
Isle of Arran,  
KA27 8DN



**Arran**  
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

4 Bed  
Upper Villa  
located in Brodick



The spacious Davaar upper villa, is located in the heart of Brodick on the picturesque Isle of Arran. A peaceful prime location with impressive views across the mountain range of Arran, it offers a perfect blend of comfort and convenience, just a short walk from the village centre and beach, residents can enjoy easy access to local amenities, shops, and scenic coastal walks.

This beautifully presented property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The four well-proportioned bedrooms ensure that there is plenty of room for family and guests, while the three modern bathrooms add a touch of luxury and practicality to daily living.

One of the standout features of this home is the extensive rear garden, which is perfect for outdoor activities and family gatherings. The garden includes a shed with power for storage and a charming playhouse, making it an ideal space for children to play and explore.

This upper villa is not just a home; it is a lifestyle choice, offering the tranquillity of island living while being close to the vibrant community of Brodick. Whether you are looking for a family home or a holiday retreat, this property is sure to impress with its generous living spaces and beautiful outdoor area. Don't miss the opportunity to make this lovely villa your own.

#### Entrance hall

14'0" x 7'4" overall

The external staircase to the side of the building opens into a spacious entrance hallway, with plenty of room for welcoming visitors and a space for hanging coats. The staircase to the upper floor is located at the end of this hall with a spacious understair cupboard.

#### Lounge

13'11" x 13'11"

The separate family orientated living space is to the front, with a woodburning stove for cosy nights in beside and an expansive view from the picture window over towards Goatfell and Arran's mountain range.

#### Open plan kitchen/dining/family room

16'4" x 30'4" overall

This spacious multifunctional room really is the heart of the upper villa with views to the front towards Goatfell. It is ideal for family time and social gatherings with space for a seating area and large dining table, following through to the kitchen. The kitchen is fully fitted with modern cream wall and base units with complementary worktop, dishwasher, American style fridge and Rangemaster cooker with gas ring burners.

#### Utility room

6'11" x 6'3"

A useful utility room with plumbing and space for a washing machine, tumble dryer, stainless steel sink and a very useful clothes pulley. This room also houses the heating/hot water system, the electrics and meters.

#### Bedroom 1

10'9" x 13'2" overall

A peaceful good sized double bedroom with built in wardrobes and ensuite shower room overlooking the rear gardens

#### Ensuite shower room

5'7" x 6'0"

Fully tiled room with a corner shower cubicle, toilet and vanity unit.

#### Bedroom 2

9'7" x 9'11"

A double bedroom to the rear overlooking the rear garden.

#### Shower room

6'5" x 6'5"

A large shower room with corner shower cubicle, toilet and vanity unit.

#### Upper Floor

##### Bedroom 3

18'4" x 18'8" overall

A bright airy king sized bedroom with built in wardrobes and roof windows that frame Goatfell and the mountain range perfectly.

##### Bedroom 4

10'0" x 14'11" overall

A good sized double bedroom with roof window that look across the rear and the village.

#### Bathroom

5'7" x 9'8"

Upper floor bathroom with roof window fitted with a bath, vanity unit and toilet.

#### Garden

To the side of the apartment is a gravel driveway with off road parking for several vehicles, which leads on to the extensive rear garden where there is a timber shed with power and lighting and a separate playhouse. The south/ west facing gardens are mostly laid to lawn with mature planting, bounded by fencing and hedging and offer the perfect spot to enjoy alfresco dining.

#### Services

Davaar upper cottage is connected to mains electricity, water and drainage. Hot water and heating is via a wet electrical system supplying radiators throughout, supplemented by the woodburning stove within the lounge. All the bathrooms are fitted with electric underfloor heating.



### Council Tax

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

### A little more information

Davaar, upper cottage is located in Brodick on the beautiful Isle of Arran and a short walk from all the amenities within this popular village. With its excellent sporting facilities including 18-hole golf course, tennis courts, bowling green and those at the Auchrannie Resort and not forgetting Ormidale Pavilion which is just but a few steps from Davaar and the new owners of this fabulous family home will have birds eye view of the historic Brodick Highland Games every August.

Brodick village's amenities include a bank, shops, Co-op supermarket and convenience store, chemist with a pharmacy, hotels, restaurants, bars. There is also a medical centre and a primary school with early years classes and the secondary school, with UHI Argyll hub, is located in Lamlash.

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///gratitude.driveway.spindles

### Floor Plan

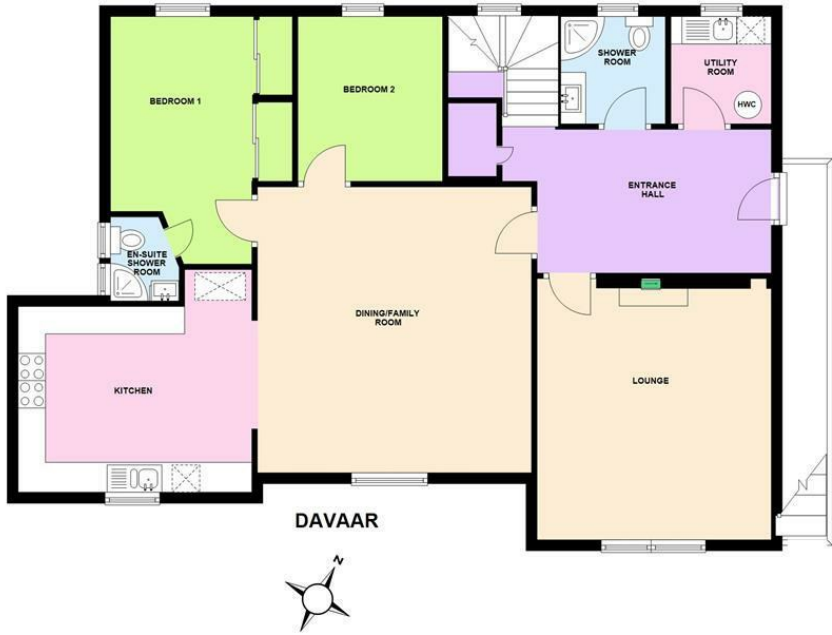
Floor plan is not to scale and is to be used for guidance only. Room sizes are approximate.

### 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)





FIRST FLOOR

TOTAL AREA: APPROX. 181.3 SQ. METRES (1951.7 SQ. FEET)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		57	65
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	

**DIRECTIONS**

From Brodick pier, turn right and drive along the seafront (A841) for approximately half a mile. After the shops, opposite the bowling green and Brodick Hall, you will see a bus shelter on the pavement on your left. Manse Road is 15 metres after the bus shelter. Turn left into Manse Road (not named) which at first sight looks like a private drive. Davaar upper cottage is the fourth driveway on the left hand side.  
[What3words:///gratitude.driveway.spi](http://What3words:///gratitude.driveway.spi)

**CONTACT**

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