



Tigh Beag,  
Manse Road,  
Brodick,  
Isle Of Arran,  
KA27 8DN



**Arran**  
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

## 3 Bed Detached Bungalow located in Brodick



Tigh Beag is located in the heart of the charming village of Brodick on the Isle of Arran; this delightful bungalow offers a perfect blend of location, comfort and comes with huge potential. With three well-proportioned bedrooms, lounge, dining room and kitchen and large gardens, this home is ideal for families or those seeking a peaceful retreat. Tigh Beag is beautifully presented, extremely spacious and has been very well-maintained.

One of the standout features of this property is its extensive gardens, which enjoy a south-westerly aspect, allowing for plenty of sunlight throughout the day. The gardens are relatively flat, not only providing a beautiful outdoor space for relaxation and recreation but also present an exciting opportunity for further development, with off road parking and a large garage / workshop and other outbuildings, should you wish to enhance the property further.

The views from the home are simply breathtaking, with the majestic Arran mountains and the iconic Goatfell forming a stunning backdrop. This picturesque setting is complemented by the tranquil atmosphere of the location, making it an ideal spot for those looking to escape the hustle and bustle of life. Tigh Beag is just a short distance from the village amenities, ensuring that shops, cafes, the main ferry terminal to Ayrshire and other essential services are easily accessible.

In summary, this well-presented and maintained home on Manse Road is a rare find, offering spacious living, beautiful gardens, and stunning views in a peaceful yet accessible location. It is a perfect opportunity for anyone looking to embrace the idyllic lifestyle that the Isle of Arran has to offer.

### Entrance Hallway

11'4" x 23'3" overall

The front door opens in to a spacious entrance hallway accessing all the accommodation within. There are three large cupboards for storage and hanging coats.

### Lounge

17'2" x 17'2"

To the front of the bungalow, the lounge is flooded with natural light and enjoys views over the gardens to Glenclay, Goatfell and Arran's mountain range.

There is the focal point of a multifuel stove for those cosy nights in!

### Dining Room

12'7" x 10'10"

The dining room is to the rear of the bungalow with dual aspect windows and a large press.

### Kitchen

8'6" x 11'8"

The kitchen is to the rear of the bungalow overlooking the rear gardens, with a door out. It is fitted with a large pantry cupboard, wall and base units and a freestanding electric cooker.

### Bedroom 1

10'2" x 11'10" overall

Double bedroom to the rear of the bungalow with a window overlooking the gardens.

### Bedroom 2

10'2" x 11'10" overall

Double bedroom to the front of the bungalow with a window overlooking the gardens and beyond to the mountain range of Arran.

### Bedroom 3

10'0" x 8'5"

Double bedroom to the front of the bungalow with a view towards Goatfell.

### Bathroom

8'5" x 7'8"

The bathroom is to the rear of the bungalow with a frosted window. It is partially tiled fitted with a white suite and shower over the bath.

### Garden

Tigh Beag sits on a large plot extending to third of an acre mostly laid to lawn and bounded by hedging, with a driveway to the side and off road parking for a few vehicles.

The gardens enjoy a south westerly aspect and benefits from patio area to the rear to enjoy the all day sun from.

In the rear garden there is a garden store containing the oil boiler and a space for garden equipment, a further large shed and a detached garage workshop to the rear with log store and lean to greenhouse.

### Council Tax

The property is rated "D" band paying £2,338.16 in 2026/27.

### Services

Tigh Beag is connected to mains electricity, water and drainage. Central heating is by the oil fired boiler located within the external store, supplying radiators throughout. This is supplemented by the multifuel stove in the lounge.

### 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 ///weddings.summit.shovels

### **A little more information**

Tigh Beag 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 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.

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](http://www.calmac.co.uk)



# TIGH BEAG GROUND FLOOR



TOTAL AREA: APPROX. 92.1 SQ. METRES (991.5 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>		40	56
(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 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) and at first sight looks like a private drive. TighBeag is the fifth driveway on the left handside. What3words [///weddings.summit.shovels](https://www.what3words.com/weddings.summit.shovels)

## CONTACT

Invercloy House Brodick  
Isle of Arran  
North Ayrshire  
KA27 8AJ

E: [sales@arranestateagents.co.uk](mailto:sales@arranestateagents.co.uk)  
T: 01770 302310  
[www.arranestateagents.co.uk](http://www.arranestateagents.co.uk)

