



West Mayish Farm, Brodick, Isle of Arran, North Ayrshire

www.robbsresidential.com

ROBB
RESIDENTIAL





West Mayish Farm,

Brodict, Isle of Arran,
North Ayrshire, KA27 8BX

Brodict Centre 0.5 miles, Ardrossan to Glasgow Airport 23 miles,
Ardrossan to Glasgow City Centre 32 miles

A beautifully presented detached house on the upper south side of Brodict fringing countryside and woodlands and with wonderful views to Goat Fell.

Ground Floor:

Entrance vestibule, utility room, stylish open plan kitchen open plan to sitting room, open plan dining room area, under stairs store. Door to inner hallway ground floor bathroom, bedroom 1, bedroom 2.

First Floor:

Open plan pine staircase to first floor, expansive open plan sitting room, open plan study zone, bedroom 3 (principal), first floor bath and shower room.

Summer House:

Recently constructed pine finished summer house with expansive decking/balcony bounded by post and stainless steel wire balustrading.

Outbuildings:

Aluminium framed greenhouse (some replacement glass required), well-seasoned timber garage, new raised deck and view platform, concealed oil tank store, vented log store, timber refuse stores, timber general purpose store.

Gardens:

Private access lane to West Mayish Farm, honey coloured gravel apron to the front of the house, twin leaf county gates to inner driveway, honey gravel vehicle turning and hardstanding area. Close board fencing to western side, expansive gently sloping mature lawn. Block paved steps to circular block paved terrace, sheltered gravel terrace at the rear. Sleeper retaining wall topped with post and stainless-steel wire balustrading, gravel path to rear gardens, summer house and viewpoint platform. A combination of mature hedging and close board fencing with gates bound and secure the rear gardens.

About 0.561 acres.

Situation

West Mayish Farm is about 0.5 miles south from the centre of Brodick. The house is set amid private gardens which fringe open countryside and woodlands.

Brodick

Brodick is the main village, commercial heart, and principal ferry port on the Isle of Arran in the Firth of Clyde, Scotland. Its name derives from the Old Norse word breidr vik, meaning “broad bay,” which accurately describes its geographical setting along a wide, sweeping sandy beach. Nestled on the island’s east coast, the village sits beneath the dramatic backdrop of Goatfell, the highest mountain on Arran. Because it hosts the main terminal for Caledonian MacBrayne (CalMac) ferries arriving from Ardrossan on the mainland, Brodick serves as the primary gateway and base for tourists exploring “Scotland in Miniature”

Isle of Arran

The island of Arran is often described as “Scotland in Miniature” The island is one of Scotland’s most accessible and stunning islands. It earned the title “Scotland in Miniature” because the Highland Boundary Fault splits the landscape. The North Landscape with its dramatic, rugged granite mountains and deep sided glens, most notably ‘The Sleeping Warrior’, formed by Goat Fell in the north. The South Landscape with its rolling green hills, lush pastures, and sandy beaches.

Mainland connectivity is via the regular ferry links from Ardrossan and Troon to Brodick (approx. 55 minutes sailing time). A third smaller crossing is available all year round from Lochranza to Claonaig.

The two nearest airports are Glasgow and Prestwick, which are approximately 23 and 16 miles respectively from Ardrossan.

The island has excellent local schools, diverse restaurants, microbreweries, and 2 distilleries.

Leisure

Climbing and Hiking

Goat fell is Arran’s highest peak, starting right from Brodick for panoramic views, or enjoy gentler low-level routes like the Fisherman’s Walk along the coast.

Golf and Sports

Brodick has its own 18-hole coastal golf course, or there is putting and disc golf greens available in the village. Shiskine Golf Club at Blackwaterfoot is a world-famous, unique 12-hole links course with connected tennis courts. Arran has no less than 6 further courses a mixture of 9, 11 & 18 holes

Beaches and Cycling

Brodick has an expansive sandy beach, it is possible to hire a bicycle in town, or cycle the scenic coastal roads toward nearby villages.

Adventure and Tours

Access sea kayaking, canyoning, and mountain biking excursions nearby, or rugged 4x4 tours via Mogabout.

Brodick Castle and Country Park

Brodick Castle is an historic baronial castle, its ornate Victorian rooms, interactive exhibits, formal gardens, woodland trails, and the children’s adventure playground.

Isle of Arran Heritage Museum

Discover the island’s rich social history, geology, and archaeology through old farm buildings, a smiddy, and a traditional cottage.

Food and Drink

Visit local craft shops, sample local ales at the Isle of Arran Brewery, or dine at traditional Scottish restaurants.

Leisure Facilities

Access indoor swimming pools, spa treatments, and fitness complexes at the Auchrannie Resort.

Arran is well known for its significant natural beauty and mild climate, the area is also perfect for safe road cycling and mountain biking. Fresh water and sea fishing are available, and there are shooting and stalking opportunities.

Sailing

The west coast of Scotland is well known for its sailing in the firth of Clyde, around the island of Arran and the Kyles of Bute, which is a National Scenic Area. Tighnabruaich and Colintrave are to the north, and the Crinan Canal and Tarbert to the West, both are centres of lively sailing activity throughout the season. The east coast of the island has visitor moorings at both Brodick & Lamlash and to the north there are visitor moorings at Lochranza.





Description

West Mayish Farm is a detached house situated at the upper south side of the main Island town of Brodick. From its elevated setting, the house backs open countryside to the south and there are views north east to Brodick Bay and outstanding views to the dramatic Goat Fell and the craggy mountain tops of the island of Arran. The house is completed in painted light Tope colour smooth render and all under a slated roof, it has UPVC rainwater goods and courtesy dusk lighting inset to the soffit boards. The accommodation which is beautifully presented is laid out over two light and bright and easily managed levels. All internal doors have been replaced in engineered oak hardwood with black heritage style ironmongery. Amtico flooring is a durable feature, both bathrooms have been refitted in recent times. The house is set amid well landscaped gardens and grounds which are privatised by recently installed close board fencing and within the grounds there are vantage viewpoints, the addition of the pine summer house with its extensive veranda/deck offers a wonderfully flexible use dimension to the outside space.

West Mayish Farm

Ground Floor

Split stable door to entrance vestibule with coat hooks and rear facing window, utility room with slatted shelving, coat and outerwear hooks, oil fired central heating boiler, electrical switchgear and window to side, door leading to stylish open plan kitchen with red sandstone exposed rear wall with arch incorporating range type cooker, metro splashback tiling behind worktops, open plan to sitting area with twin leaf French doors and side windows to terrace and gardens, open plan dining room area, under stairs store. Door to inner hallway leading to ground floor bathroom with half opaque window to side, electric shower over the bath, glazed screen, mosaic splashback tile, hypoallergenic flooring. Vanity set wash hand basin and stainless-steel radiator/towel rail. Bedroom 1 a full width dual aspect room with mirror fronted fitted wardrobe's, bedroom 2 with window to side.

First Floor

Open plan pine staircase with fluted spindles and ball top newel posts to first floor, expansive open plan sitting room with 2 banks of triple velux windows flooding natural light into the room, exposed pine floorboards, warming multi fuel stove on a slate tile hearth, open plan and stylish study zone with velux window, bedroom 3 (principal) with 2 x velux windows, exposed pine floor boards and expansive eves stores, first floor bath and shower room with velux to side, hypoallergenic flooring, corner glass shower enclosure, free standing French roll top and claw foot bath, pine panel to dado height, cast iron radiator, vanity set wash hand basin.

Summer House

A recently constructed pine finished summer house with expansive decking/balcony all bounded by stylish post and stainless steel wire balustrading. The summer house offers many uses, home office, fitness studio, crafts workshop etc.

Outbuildings

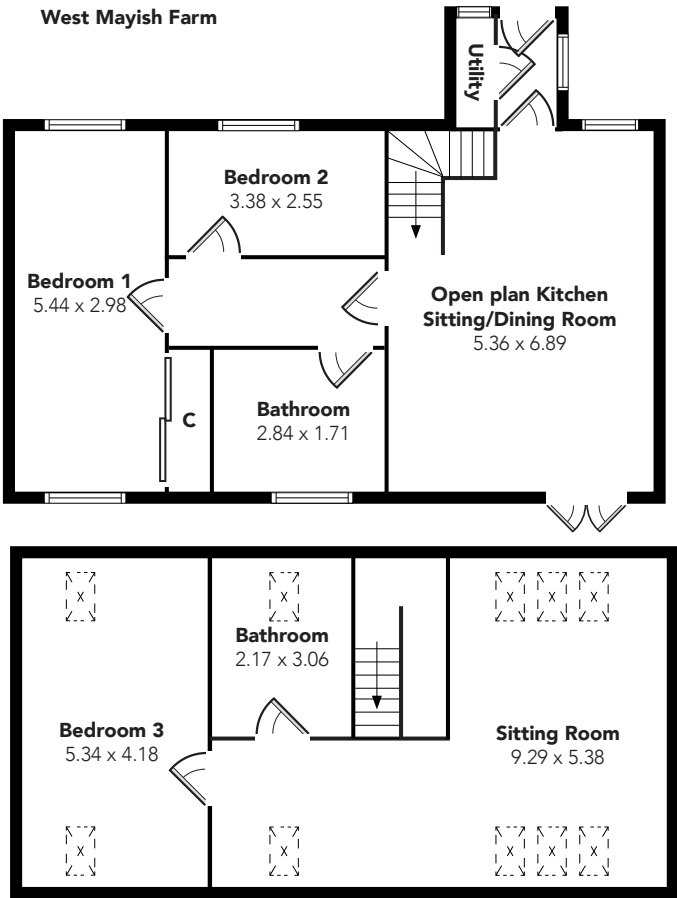
Raised deck and view platform, Aluminium framed greenhouse (some replacement glass required), well-seasoned timber garage with twin leaf access doors, concrete floor, light and power, outside water point. concealed oil tank store, vented log store, timber refuse stores, timber general purpose store.

Gardens

Private access lane to West Mayish Farm, honey coloured gravel apron to the front of the house with parking to the side, conifer screen to north side, twin leaf county gates to inner driveway and gardens, generous honey gravel vehicle turning and hardstanding area. Close board fencing to western side, expansive mature lawn gently sloping towards the rear. Block paved steps lead to a circular block paved terrace suitable for alfresco dining, summer furniture and sun downers, sheltered gravel terrace at the rear of house. Sleeper retaining wall topped with post and stainless-steel wire balustrading, honey gravel path leading to rear gardens, summer house and viewpoint platform. The gardens are bounded by a combination of mature hedging and close board fencing with gates featuring galvanised steel ironmongery.



Floorplan and Site Location



All measurements, walls, doors, windows, fittings and appliances, their size and location, are approximate only.
They cannot be regarded as being a representation by the seller, nor their agent.



Local Authorities

North Ayrshire Council

Tel: 012943 10000

Services

Water is by mains supply, oil fired central heating supported by multi fuel stove, double glazing, drainage is by (new June 2026) private septic tank shared with West Mayish Cottage.

Note: The services have not been checked by the selling agents.

Council Tax

West Mayish Farm is in Council Tax band E and the amount payable for the period 2026/2027 including water is £2,584.05p

EPC

Rating D

Viewing

Strictly by appointment with Robb Residential, telephone 0141 225 3880.

Special Conditions of Sale

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser of any Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers' failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands.

2. The subjects will be sold subject to all rights of way, rights of

Possession

Vacant possession will be given on completion.

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 176 St. Vincent Street, Glasgow, G2 5SG. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.

Overseas Purchasers

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.

3. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.

4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.

5. As part of providing our vendor clients with an improved service and added protection we will seek ID confirmation either direct from the buyer or via Smart Search. The provision of ID confirmation may increase the credibility of an applicant's offer and could encourage our clients to view an offer more favourably.

If you require this publication in an alternative format, please contact Robb Residential on tel 0141 225 3880.

IMPORTANT NOTICE

Robb Residential for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended



Travel Directions

Whats3words:///ghosts.wallet.bulletins

On Arrival in Brodick, continue out of the ferry terminal and turn right onto the A841 which runs along the front of Brodick. Continue on the A841 for 0.5 miles. Turn left onto Alma Road and proceed along for 0.1 miles. Turn right onto Mid Mayish and continue for 100 yards. After 100 yards continue straight onto Mid Mayish lane and continue for a further 100 yards, then turn right onto continuing on Mid Mayish Lane, proceed along the lane for about 0.1 miles to find West Mayish Farm at the end of the lane.

to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Robb Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Robb Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs and particulars taken September 2026.

MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

ROBB
RESIDENTIAL

The Beacon
176 St Vincent Street
Glasgow
G2 5SG

sales@robbresidential.com

Tel: 0141 225 3880