



'Little Broom'  
22, Alma Park,  
Brodick,  
Isle Of Arran,  
KA27 8AT



Spacious  
5 bedroom  
detached bungalow  
located in Brodick



22 Alma Park enjoys a wonderful elevated picturesque setting in the popular and vibrant village of Brodick on the Isle of Arran. This charming well and very presented detached bungalow offers delightful accommodation with a generous and versatile layout. Built around 40 years ago, the property boasts five spacious bedrooms, making it ideal for families or those seeking extra room for guests or a home office.

Little Broom features a welcoming lounge with an open plan vibe to the spacious kitchen diner, the perfect space for relaxation and entertaining. With two well-appointed bathrooms, convenience is at your fingertips, ensuring that family life runs smoothly. The property also benefits from off road parking and a cul-de sac location, adding to the practicalities of island life.

One of the standout features of this home is its elevated position with Brodick, which affords stunning sea views and a breath taking and panoramic outlook towards Goatfell, all while overlooking the serene Brodick Bay. The private garden is as generously proportioned as the house, offering a tranquil outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh island air and wonderful views.

Located a short distance from village amenities, residents will find shops, cafes, and local services, making daily life both convenient and enjoyable. This property truly encapsulates the essence of island living, combining comfort, space, and stunning natural beauty.

#### Entrance vestibule

4'0" x 3'1"

The front door opens into a bright entrance vestibule with etched glazed door opening into the spacious hallway.

#### Hallway

27'5" x 3'11" overall

Accessing all the accommodation within, the hallway has space for hanging coats and a large storage cupboard.

#### Dining kitchen

24'2" x 11'5"

A door from the hallway opens into the extensive new, and generously fitted, dining kitchen. The room is flooded with natural light from the multiple windows enjoying a southerly aspect across the front gardens.

The kitchen area is fitted with wall and base units and complementary marble effect extensive counter top with breakfast bar. There is an inset electric hob, built-in dish washer, microwave and double/oven grill. A handy larder cupboard conceals the washing machine and stacked tumbler dryer.

Additionally, to the rear of the kitchen there is a spacious pantry cupboard. Double sliding glazed doors open through to the lounge offering the open plan living option.

#### Lounge

19'1" x 11'10"

The generous lounge takes in the panoramic sea views across Brodick Bay from the dual aspect windows and patio doors out to the extensive timber deck on into the gardens. The lounge benefits from underfloor heating.

#### Bedroom 1

11'3" x 8'5"

A good sized double bedroom overlooking the gardens and Brodick Bay.

#### Bedroom 2

12'0" x 11'8"

Fitted with built-in wardrobes, a spacious double bedroom with a picture window overlooking the gardens and across Brodick Bay.

#### Bedroom 3

7'3" x 12'0"

A twin / double bedroom with window to the front overlooking the gardens.

#### Shower room

8'3" x 7'7"

Newly fitted contemporary shower room is fitted with a black low profile shower and vanity unit with sink.

The shower room is fully wall boarded with a tiled floored and frosted window to the front of the property and there is a overhead wall heater for additional warmth.

#### Bedroom 4

13'4" x 8'9" overall

A good sized twin room with window to the front of the bungalow.

#### Bedroom 5

8'9" x 11'9"

Spacious double / twin bedroom with window over looking the gardens.

#### Shower room

5'3" x 5'6"

Another modern shower room, fitted with a white suite and corner shower.

#### External store room

8'11" x 6'8"

To the rear of the bungalow, accessed via the rear gardens there is a handy external spacious store room. Perfect for bikes, golfing and garden equipment.

#### Garden

22 Alma Park enjoys a southerly aspect to the front with a patio seating area, off road parking for one car and gravel flower beds planted with mature plants and shrubs. A paviour pathway to the side leads to the stunning private gardens enjoying spacious elevated timber decking taking in the wonderful views across Brodick Bay to Goatfell and the mountains of Arran.

Steps down from the decking lead to a lawn area and second patio area. The gardens are secure and bounded with fencing and hedging and planted with mature shrubs and flower bed borders.

#### Services

Little Broom is connected to mains electricity, water and drainage.

Central heating and hot water is by electric, with underfloor heating throughout the kitchen.

#### Council tax

The property is rated "E\*" band paying £2775.29 including water and waste water in 2025/26.

#### A little more information

Little Broom, 22 Alma Park, enjoys an elevated peaceful location close to all the village amenities, a short distance from Brodick ferry terminal and one of Arran's largest villages. With excellent leisure facilities including tennis and bowling facilities, the 18-hole golf course and those at the Auchrannie Resort, Brodick other



village's amenities include the busy community village hall with library, Ormidale pavilion with rugby and hockey pitches, bank, shops, hotels, restaurants and bars, garage and fuel station. Brodick has a primary school with early years classes and Arran High school is located 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.

### 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:///joys.earl.pythons

### 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)



