

Coopers Flat No 1,  
Shore Road,  
Brodict,  
Isle Of Arran,  
KA27 8AJ



**Arran**  
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

## Spacious 2 bedroom apartment located in Brodick

Located in the heart of Brodick, this spacious apartment offers a charming blend of architectural and historical provenance. With its central location, residents will enjoy easy access to local amenities, making it an ideal choice for those seeking both convenience and a vibrant community atmosphere.

The apartment features a welcoming reception room, perfect for relaxation or entertaining guests. With two well-proportioned bedrooms, a study and a spacious kitchen dining room, there is ample space for comfortable living, whether you are a small family, a couple, or looking for a holiday retreat.

One of the standout features of this property is the stunning views it offers over Brodick Bay and the historic Brodick Castle. Imagine waking up to the serene beauty of the bay and the majestic castle, providing a picturesque backdrop to your daily life.

This apartment not only boasts spacious interiors but also presents a wonderful opportunity for potential buyers to put their own stamp on it. Whether you wish to embrace the rich history of the area or simply enjoy the breath-taking surroundings, this property is a true gem on the Isle of Arran. Don't miss the chance to experience the charm and beauty of this delightful apartment.

### Main Entrance

Glazed inner door leads from the common entrance hallway to the inner hall with roof window over, rear store and staircase to upper accommodation. There is roadside parking.

### Entrance vestibule

4'10" x 3'9"

Good sized vestibule with space to hang coats and store outdoor shoes.

### Shower room

8'0" x 8'11"

A modern walk in shower room.

### Lounge

12'10" x 16'7" overall

A substantial room with a bay window seat, a perfect seat to look over Brodick Bay, Brodick Castle, the Goatfell Mountain range and beyond. There is also an open fire place, however further advice should be sought to ensure that the chimney flue is intact and suitable for use.

### Kitchen/ dining room

17'0" x 11'10"

Another spacious room to the rear where you can enjoy cooking and socialising at the same time.

### Inner hallway

3'3" x 11'3"

Central hallway with access to the accommodation within in this home.

### Bedroom 1

11'5" x 14'3"

A generous sized front facing bedroom also with the vast views over Brodick Bay.

### Bedroom 2

11'5" x 10'0"

A double bedroom to the rear with window to the side

### Office

7'9" x 7'5"

A handy box room / office, with access to the loft.

### Ground floor store rooms

8'6" x 14'4"

Spacious ground floor storage area located to the rear of the property. Useful for storing bins, golf clubs and bicycles.

### Services

The apartment is connected to mains electricity, water and drainage. Hot water and heating is by electric with storage heaters and panel heaters throughout.

### Council Tax

The property is rated "C" band paying £1914.80 including water and waste water in 2025/26.

### A little more information

Coopers Flat No 1 is located in the heart of Brodick just a short distance from the beach and mainland ferry terminal within the bustling village of Brodick.

Brodick has excellent leisure facilities including tennis, bowling facilities, library and a 18 hole golf course. With its restaurants and bars, the award winning Auchrannie Resort is also in the village - featuring bars, restaurants and swimming pools, a spa and luxurious facilities.

Brodick village's other amenities include a Royal Bank of Scotland, Co-op supermarket and a convenience store, various boutique gifts shops, eateries and bars - many offering menus using much of the island's locally made produce.

There is a primary school with early years classes ages 3-12 years and the islands high school, with sixth form, is located in Lamash where pupils are transported by bus daily.





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///publisher.hill.yield

### **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)





**COOPERS FLAT NO1**

TOTAL AREA: APPROX. 99.7 SQ. METRES (1073.6 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>			44
(21-38) <b>F</b>			
(1-20) <b>G</b>		15	
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	

### DIRECTIONS

From Brodick Pier turn right and proceed for approximately half of a mile. Carry on to the centre of the village where Coopers flat No 1 is on the left hand side between 'Wooleys Bakery' (home of the famous Arran Oatcakes) and 'Inspirations' gift shop. Access is via a shared entrance vestibule.  
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