Fuchsia Cottage, Glen Rosa, Brodick, Isle Of Arran, KA27 8DF

Arran ESTATE AGENTS

ISLAND OWNED & RUN SINCE 1990

2 Bed
Cottage - Semi Detached
located in Brodick

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Nestled in the picturesque setting of Glen Rosa, close to all the amenities of Brodick on the Isle of Arran, Fuchsia Cottage is a charming and delightful semi-detached byre conversion which offers a unique opportunity to embrace rural living in an iconic location. The décor is simply gorgeous - elegant, tasteful and sympathetic to the authenticity of this traditional property.

The cottage features a welcoming open plan cosy yet spacious and bright living space, perfect for relaxing or entertaining guests. There are two well-appointed double bedrooms that provide a peaceful retreat and also a study allowing the option to work from home. Additionally, there is a bathroom and ensuite shower room, as well as plenty of inventive storage, ensuring convenience for both residents and visitors alike.

This is an exceptional property, the finish and quality are rarely available in such a quaint and traditional stone building. The perfect setting, in the scenic Glen Rosa, offers a tranquil lifestyle while still being within reach of local amenities.

Do not miss the chance to make this enchanting cottage your own, where you can create lasting memories in a truly remarkable setting.

Entrance porch
7'2" x 4'11"
A spacious entrance porch with plenty of areas for storing cloaks and wet weather gear. There is a handy utility cupboard with a washing machine, stacking tumble dryer and fridge freezer.
The flooring throughout the ground floor living space is high quality Karndean engineered wood and the reverse herringbone pattern leads you through a glazed door into the open plan living space.

Open plan lounge / dining / kitchen
29'6" x 16'4" overall
The glazed door from the entrance porch opens into the open plan ground floor living space which has been zoned creating a living area, kitchen area and dining space with central stair case up to the upper floor and a step down to the hallway leading to the front door and on to the ground floor bedrooms. Flooded with light from various windows and roof windows it is a delightful space for lounging by the wood burning stove or hosting dinner parties.
The cashmere gloss kitchen, with pecan walnut work top and has a bespoke design - a delight for any cook - with plenty of wall and base units and counter tops space with an island defining the area. It is fitted with an electric oven and gas hob and integrated dishwasher.

Bedroom one
16'4" x 9'2"
A spacious double bedroom with walk in wardrobe space. The deep recessed window over looks the gardens to the front and beyond.

Dressing Area
6'6" x 4'11"
Fantastic addition to any home!

Bathroom
9'10" x 4'11"
The newly fitted bathroom, with manual bidet toilet, has a window overlooking the gardens and is floored with black ash timber effect Kardean floor and a large bath with middle taps and dual shower over the bath.

Study
6'6" x 5'10"
A cosy study, perfect for working from home, with a window to the side of the garden.

Upper floor
The central galleried staircase leads to the upper hallway and on to the main bedroom. There is a large storage cupboard in the eaves.

Bedroom two
9'10" x 13'1" overall
A lovely spacious double bedroom with camceil ceilings and dormer window to the front and a roof window to the rear, with a handy nook into eaves for storage.

Ensuite shower room
5'2" x 9'10"
The lovely ensuite shower room with camceil ceilings and roof window, is again floored with Karndean grey flooring and fitted with a white suite with a large walk in shower.

Upper Floor Cupboard with Attic Storage
31'1" x 13'8"
A handy sized cupboard with additional substantial attic storage with crawl space only.

Garden
The enclosed grounds are bounded securely by fencing and wrap around the cottage. A gravel driveway with off road parking for 2 vehicles to the side of the cottage, leads down the steps through the terraced mature flower beds and lawn area to a gravel pathway surrounded the cottage. There is large timber shed within the grounds.

Services
Fuchsia Cottage is connected to mains electricity and water. Central heating and hot water is by electric with electric wifi control radiators throughout. This is supplemented by the log burning stove in the lounge. Drainage is to a SEPA registered shared septic tank which is located nearby.

Council tax

Fuchsia Cottage is banded 'C' by North Ayrshire Council paying £1,628.16 including water.

A little more information

Fuchsia Cottage is within the small clachlan of Glen Rosa on the outskirts of Brodick, taking in the rural views around the valley to Goatfell.

A short distance away are all the amenities of Brodick, with excellent leisure facilities including tennis and bowling facilities, the 18-hole golf course and those at the Auchrannie Resort, as well as banks, shops, hotels, restaurants and bars. Brodick has a primary school with early years classes and the secondary 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.

Floor Plan

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

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///bundles.switched.courts

Viewings by appointment

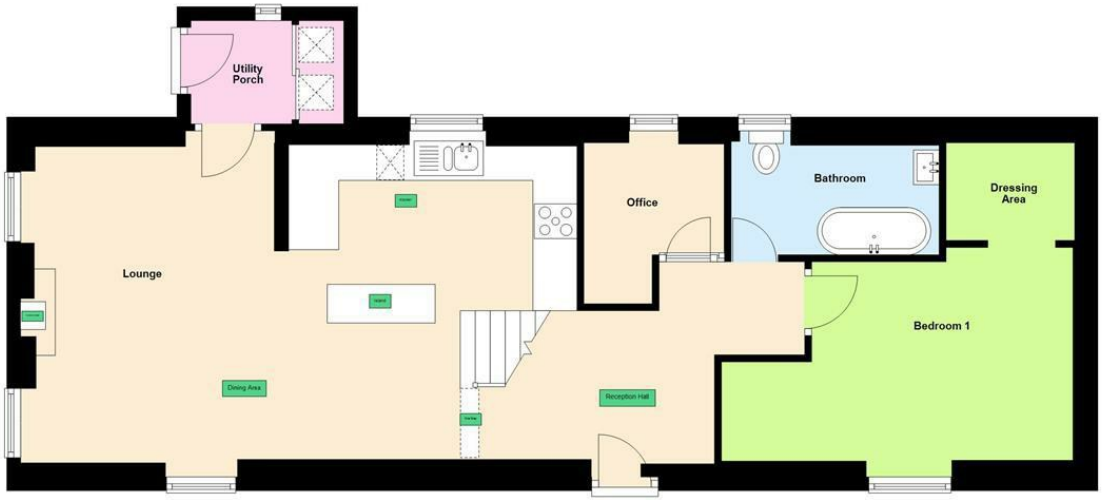
Please note that viewings are strictly by appointment.

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.

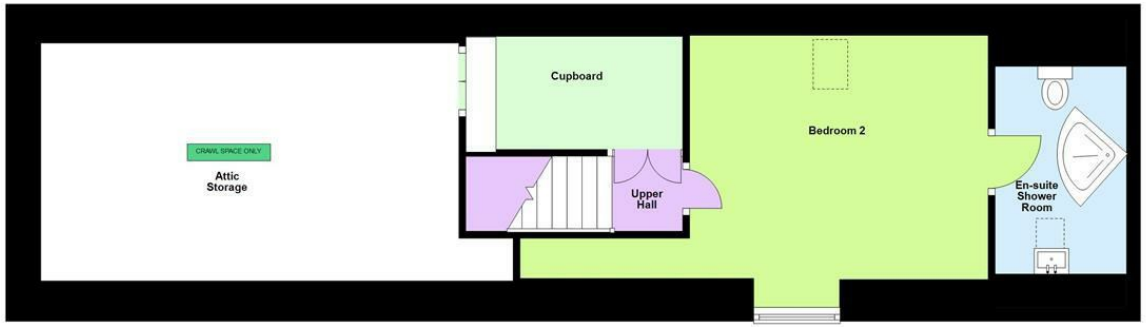
Cal Mac travel details

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.

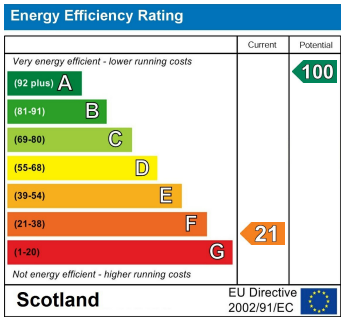
Caledonian MacBrayne Tel: 01770 460 361 www.calmac.co.uk



Fuchsia Cottage



Upper Floor



DIRECTIONS

From Brodick pier turn right and proceed through the village taking the B880 road towards Blackwaterfoot. Immediately after turning on to the 'String Road' take the second right signed posted Glen Rosa. Following the single track tarmac road approximately 1000m where Fuschia Cottage is the second driveway on the right hand side. What3words///bundles.switched.cour

CONTACT

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