



Upper Flat,
Invercloy Buildings,
Shore Road,
Brodict,
KA27 8AJ



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

3 Bed Flat/Apartment located in Shore Road



Occupying a prime position in the picturesque village of Brodick on the Isle of Arran, this charming upper apartment offers a unique opportunity for those seeking a delightful coastal retreat, within walking distance of the beach, ferry terminal and golf course. Currently a popular holiday rental, with three spacious bedrooms and four bathrooms, this property is perfect for families or groups looking to enjoy the beauty of island life and village life.

The upper apartment features a welcoming reception room, taking in the wonderful views across the Brodick shoreline, ideal for relaxation and entertaining. While the property requires some modernisation, it presents a wonderful chance for buyers to put their personal touch on their new home. Its prime location within Brodick ensures that you are just a stone's throw away from a variety of local amenities, making daily life both convenient and enjoyable.

One of the standout features of this property is its stunning sea views, which can be enjoyed from various vantage points. The nearby beach invites leisurely strolls, while the local golf course offers a perfect day out for enthusiasts. Additionally, the ferry terminal is conveniently close, providing easy access to the mainland and beyond.

Currently operating as a holiday rental, this flat not only serves as a lovely home but also presents an excellent investment opportunity. Whether you are looking for a permanent residence or a holiday getaway, this property in Brodick is sure to impress with its charm and potential. Don't miss the chance to make this coastal gem your own.

Ground floor entrance hallway

3'5" x 14'2" overall

The ground floor front entrance door opens into a small vestibule with stairs leading up to the upper floor and hallway.

W.C

3'6" x 3'1"

A handy W.C off the upper hallway.

Hallway

13'8" x 7'2"

A central hallway accessing all the accommodation within, with plenty of space for storing all your outdoor gear, and two built in cupboards.

Lounge

15'10" x 12'11"

Spacious lounge which is open plan to the kitchen/ dining area, with the focal point of a fire place inset with an electric fire. The picture window takes in the wonderful views across Brodick shore, the perfect spot to watch the comings and goings of the ferry.

Kitchen

12'10" x 9'7"

A spacious kitchen dining area open to the lounge has a picture window to the side and takes in the view across Brodick towards the golf course. The kitchen is fitted with wall and base units, electric hob, integrated double oven/ grill with space and plumbing for a dishwasher. Off the kitchen to the side is a handy utility space and plumbing for a stacking washing machine and tumble dryer.

Bedroom 1

10'8" x 11'1" overall

A good size double bedroom with a picture window overlooking Brodick Shore.

Ensuite shower room

6'5" x 5'10"

Ensuite shower room to bedroom 1, the shower room is fully tiled with a large raised shower cubicle and fitted with a white suite. The frosted window to the side looks across Brodick shore.

Bedroom 2

10'5" x 10'5" overall

A second double bedroom with a window to the front of the building.

Ensuite shower room

9'0" x 6'3"

Ensuite to bedroom 2 with a frosted window to the side of the building. It is fitted with a large shower cubicle and white suite.

Upper hallway

6'2" x 2'11"

Timber stairs lead to the second floor.

Bedroom 3

13'5" x 11'9" overall

Spacious double bedroom with camcile ceiling and roof windows. Patio doors give access to a small roof top terrace out to the side of the building taking in the views to Goatfell. Within the room is a cupboard accommodating the water tank and a shower cubicle.

Ensuite toilet

7'10" x 5'9"

Ensuite to bedroom 3 with a roof window and camcile ceilings the toilet is fitted with a white suite.

Council Tax

Currently a holiday letting property, with STL licences and non domestic business rates.

Please contact North Ayrshire council for further information.

Services

Upper Invercloy Flat is connected to mains electricity, water and drainage. Hot water and heating is by electric with storage and panel heaters.

Short term let holiday license

Upper Flat, Invercloy Buildings comes with a short-term let license, presenting a unique opportunity for those considering rental options. Although not being sold as a business, the property could be offered as a turnkey solution, with all fixtures, fittings, furniture, and equipment available by separate negotiation.

The STL License is issued by North Ayrshire Council and if the new buyer wishes to continue operating the cottage as a STL, our seller (Host) will apply for a Variation of the licence, inviting North Ayrshire Council to substitute the new buyer as the Host.

A little more information

Close to all local amenities, including the shops, restaurants, bank and a short distance from Brodick Beach. Other amenities within Brodick include tennis courts,



bowling green, 18 hole golf course and leisure facilities at Ormidale Park and Auchrannie Resort all within close proximity. Brodick has its own primary school with early years classes, the secondary school being at Lamash to which pupils are conveyed daily by bus. Brodick is the main ferry terminal for the island.

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///workbench.swooned.motivator

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





UPPER FLAT INVERCLOY BUILDINGS FIRST FLOOR



TOTAL AREA: APPROX. 93.1 SQ. METRES (1002.4 SQ. FEET)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
			55
		30	

DIRECTIONS

From Brodick Per, turn right and proceed through the village where the apartment has a roadside location on the right, immediately above the smaller Co-op outlet on the right hand side. What3words [///workbench.swooned.motivator](https://www.what3words.com/?q=///workbench.swooned.motivator)

CONTACT

Invercloy House Brodick
Isle of Arran
North Ayrshire
KA27 8AJ

E: sales@arranestateagents.co.uk
T: 01770 302310
www.arranestateagents.co.uk