



4, Alma Terrace,
Brodick,
Isle Of Arran,
KA27 8BA



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

Two Bedroom
'B' Listed Mid-Terrace
Villa
located in Brodick



Idyllically located in the charming elevated Alma Terrace in the heart of Brodick, Isle of Arran, this delightful terraced house, which was fully refurbished in 2011, presents an excellent opportunity for those seeking a serene coastal lifestyle. This property takes in the wonderful views across Brodick Bay and beyond, providing ample space for relaxation and rest. With two bedrooms and two bathrooms, convenience is at the forefront, ensuring that morning routines and evening unwinding can be enjoyed without hassle.

The inviting reception room to the front taking in the sea views serves as the heart of the home, perfect for entertaining guests or enjoying quiet evenings in. The layout of the house is designed to maximise comfort and functionality, making it an ideal choice for families, couples, or individuals alike.

Brodick is renowned for its stunning natural beauty, with picturesque landscapes and a vibrant community atmosphere. Residents can enjoy easy access to local amenities, including shops, cafes, and recreational activities, all within a short distance. The Isle of Arran is often referred to as "Scotland in Miniature," offering a diverse range of outdoor pursuits, from hiking and cycling to exploring the beautiful coastline.

This property is not just a house; it is a gateway to a lifestyle filled with adventure and tranquillity. Whether you are looking for a permanent residence or a holiday retreat, this terraced house in Alma Terrace is a splendid choice that promises to meet your needs. Do not miss the chance to make this charming property your new home.

Entrance Hallway

7'4" x 21'5" overall

A substantial hallway greets you as you open the door to this well presented home, there is workspace and a large under stair cupboard ideal for storing outdoor wear.

Lounge

12'9" x 14'11"

A good sized lounge for evenings in or having friends round with window to the front overlooking the Brodick bay and castle and beyond.

Dining/ Kitchen

12'5" x 14'10"

A lovely social room with space for dining and cooking, the kitchen is fitted with white gloss base and wall units, which includes to glass fronted lit display cabinets, integrated gas hob and electric fan oven. The complimented by a black glittery worktop and backsplash tiles.

Utility Room

5'9" x 8'11"

A handy area with access to the rear with sink, plumbing for a washing machine and space for a tumble dryer. There is also a utilities cupboard which houses the "gubbings" for the underfloor heating and also the hot water tank.

Ground Floor Shower Room

6'3" x 11'5"

A handy double walk in shower with toilet and sink modern white vanity unit.

Bedroom One

10'4" x 14'9" overall

Spacious double bedroom housing large wardrobe, overlooking the rear the gardens.

Bedroom Two

9'5" x 14'9"

A second large double bedroom to the rear also enjoying views to the gardens.

Upper Floor Shower Room

6'1" x 4'9"

A handy upper floor shower room with an enclosed shower, toilet and a wash hand basin vanity unit. Partially tiled with blue sky tiles.

Garden

At the rear of the property, steps take you to a patio area and just beyond is designated parking spot.

From the car park a meandering path leads you through three distinct gardens planted with lawn areas and flower beds planted with a profusion of plants, trees and shrubs. These gardens also benefit from a greenhouse potting shed and a few other timber sheds. The gardens enjoy a southerly aspect and stunning elevated views across to Goatfell and the mountain range beyond.

Additional off road parking is available at the front of the terrace.

Council Tax

4 Alma Terrace is rated "C" band paying £1914.80 in 2025/26 including water.

Services

Connected to mains electricity and water. Drainage via the upgraded plumbing system is to a communal septic tank which is adopted by North Ayrshire Council and payment is due directly to them for emptying.

A new concrete solum was professionally laid throughout the house in 2012 and fitted with a hot water underfloor heating system. Each downstairs area is operated independently with its own thermostat. The new electric hot water system was installed at the same time. There are electric panel heaters in the bedrooms. The underfloor heating was serviced in 2026.

A little more information

4 Alma Terrace is located in Brodick and is part of the historic Alma Terrace which dates back to 1856 and it was part of building scheme by the 11th Duke Of Hamilton.

The terrace is listed 'B' by Historic Scotland as being a building of special architectural or historic interest.



Brodick being one the main villages on Arran, enjoys many village amenities, including being the main ferry link to the mainland, with a bank, a selection of shops, restaurants and bars. There are also a number of excellent leisure facilities including tennis and bowling facilities, the 18-hole golf course and those at the Auchrannie Resort and the Ormidale pavilion. Brodick has a primary school with early years classes and the secondary school with UHI Argyll campus 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///What3words///juggled.acute.given

Floor Plan

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

Viewings by appointment

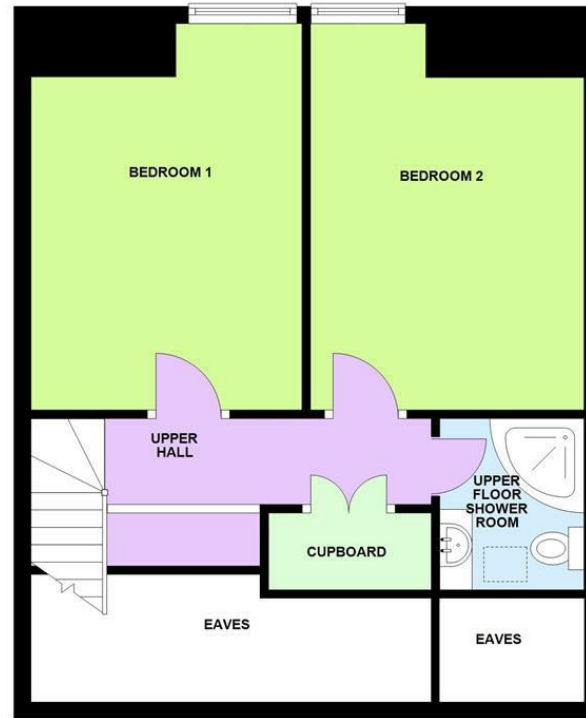
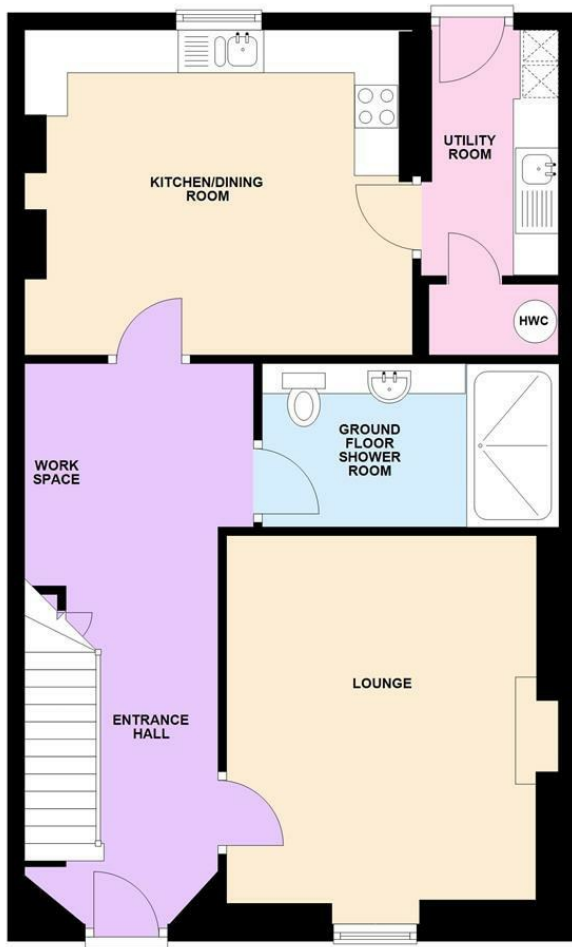
Please note that viewings are strictly by appointment. The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention 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 FLOOR

4 ALMA TERRACE



TOTAL AREA: APPROX. 116.3 SQ. METRES (1251.8 SQ. FEET)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	30	30	
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

DIRECTIONS

From Brodick Pier turn right and then first left up Alma Road beside the Co-op. Follow the road as it bears right where Alma Terrace is on the left-hand side.
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CONTACT

Invercloy House Brodick
 Isle of Arran
 North Ayrshire
 KA27 8AJ

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

