



2 Cora Linn Court,
Brodict,
Isle Of Arran,
KA27 8AB



Arran
ESTATE AGENTS

ISLAND OWNED & RUN SINCE 1990

3 Bed Detached House located in Brodick



UNDER OFFER

Situated in the tranquil Cora Linn Court, this charming detached house and garage in Brodick, Isle of Arran, offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and three bathrooms, this property is ideal for families or those seeking extra space. The house boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

Situated in a peaceful residential cul-de-sac, the home is just a short walk from the village centre, ensuring that local shops, cafes, and essential amenities are within easy reach. The location also benefits from good transport links, making it an excellent choice for those who wish to explore the stunning surroundings of the Isle of Arran.

For added convenience, the property features an integral garage and a driveway with parking, as well as a low maintenance garden making it easy to accommodate family and friends. This delightful home is a wonderful opportunity for anyone looking to enjoy the serene lifestyle that Brodick has to offer. Don't miss the chance to make this lovely house your new home.

Entrance Porch

5'2" x 3'5"

Useful storm porch welcomes you to no. 2 Cora Linn Court.

Entrance Hall

12'7" x 6'11"

The spacious entrance hall flooded with natural light is carpeted and accesses all the accommodation within. There is a handy full height understair cupboard.

W.C.

5'0" x 3'6"

Ground floor toilet with wash hand basin.

Lounge

16'8" x 11'4" overall

A beautifully south facing sunny lounge with bay window to front and glazing to hallway floods the room with natural light. A feature fireplace inset with electric fire place adds a cosy feel to the room. A glazed door to the rear opens into dining room.

Dining Room

10'6" x 9'2"

The separate dining room is to the rear of the house, with door a to the kitchen kitchen and patio doors out to the gardens.

Kitchen

12'0" x 9'6"

Large kitchen with a range of wall and base units and integrated electric oven with gas hob and fridge freezer. There is space and plumbing for a washing machine and a large pantry cupboard.

Bathroom

8'8" x 6'2" overall

The upper floor family bathroom is bright and airy with a roof window and fitted with a light coloured suite with a bath over the shower.

Bedroom 1

12'1" x 8'8"

Large double bedroom overlooking rear garden, complete with built in sliding-door wardrobes and ensuite shower room.

Ensuite

3'10" x 8'8" overall

The ensuite shower room is partially tiled and fitted with a shower cubicle, low level w.c. and hand basin.

Bedroom 2

15'1" x 10'5"

Large double bedroom with built in wardrobes and bay window to front.

Bedroom 3

11'1" x 7'4"

Single bedroom/study with built in cupboard and window to front.

Integral Garage

19'9" x 10'2"

Spacious garage with up and over door to front drive, door to rear garden and door to kitchen fitted. Benefitting with power and light.

Services

No. 2 is connected to mains electricity, water and drainage. Central heating is by electric boiler located in the garage supplying radiators throughout. This is supplemented by the electric fire within the lounge.

Garden

Both front and rear gardens are laid with gravel and bounded by mature shrubs and flower beds plants. To the front there is a paviour driveway leading to the garage with off-road parking and to the rear the patio doors open out to a paviour patio area and there is access from a secure gate directly on to Mid Mayish Road.

Council Tax

The property is rated "E" band paying £3,012.28 including water and waste water in 2026/27.



A little more information

2 Cora Linn Court is very close to Brodick village amenities which include the main ferry port for the Isle of Arran, bowling green, tennis courts, 18-hole golf course, library as well as the excellent leisure facilities at the Auchrannie Resort. Brodick also has several restaurants, cafes and one of the island's petrol stations. The largest of the three Co-ops is located close to the pier and along the seafront there are boating facilities including launching ramp and moorings in the bay. Brodick has its own Early Years Nursery, Primary School and Arran High School is located in Lamlash which pupils travel to 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///pillows.unwind.liquid

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.

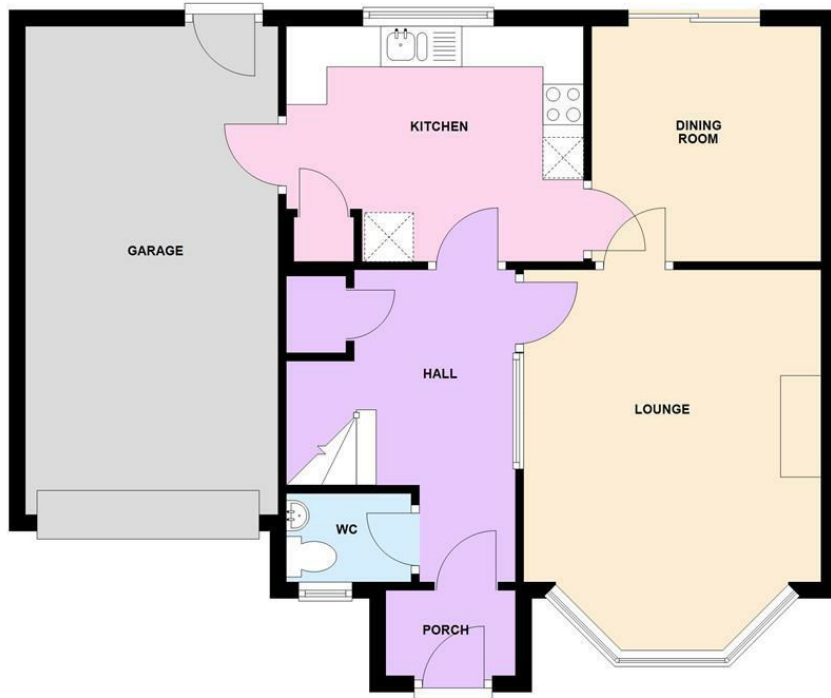
Cal Mac travel details

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



GROUND FLOOR



FIRST FLOOR



TOTAL AREA: APPROX. 112.4 SQ. METRES (1210.0 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		57	62
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

DIRECTIONS

From Brodick Pier turn right and proceed through the village. On passing the 'Arran Butcher' shop on the right, turn left and into West Mayish Road. The Cora Linn Court development is on the right. Follow the road in, number two is the first property on your right.
[What3words:///pillows.unwind.liquid](https://www.what3words.com/pillows.unwind.liquid)

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