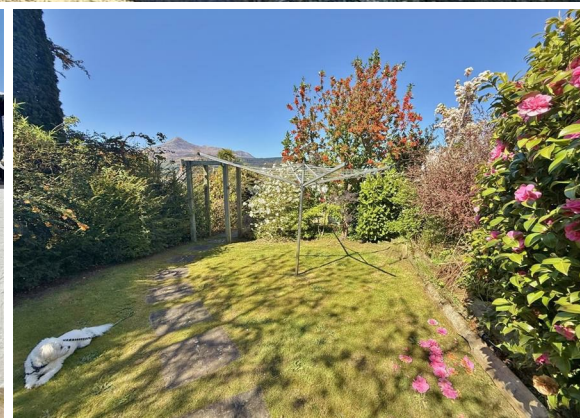




7, Alma Terrace,  
Brodict,  
Isle of Arran,  
KA27 8BA



**Arran**  
ESTATE AGENTS

ISLAND OWNED & RUN SINCE 1990

## 3 Bedroom Terraced Villa located in Brodick



Number 7 Alma Terrace, Brodick enjoys a prominent elevated highly desirable location in the heart of Brodick, a short distance from all the amenities and main ferry terminal within the vibrant village. This exquisite red sandstone terraced villa offers a delightful blend of historic character and modern comfort, not only a visual treat but also a testament to the rich architectural heritage of the area.

Retaining many original features this lovely home is beautifully presented with a calm and neutral décor throughout creating a cosy yet bright and airy atmosphere, making it a perfect retreat to come home too. The villa boasts two spacious reception rooms that provide ample space for relaxation and entertaining. The three well-appointed bedrooms ensure that there is plenty of room for family or guests, while the two bathrooms add convenience to daily living.

One of the standout features of this property is the stunning panoramic views of Brodick Bay and the picturesque Ayrshire coastline. The breath taking vistas can be enjoyed from the window seat in the lounge, enhancing the overall living experience.

The lovely tended and landscaped south-facing rear gardens provide a lovely outdoor space, perfect for enjoying the sunshine, the view to Goatfell and the natural beauty that surrounds the property. All enhancing the appeal of this lovely home.

This property is a rare find, combining historical elegance with modern living in a stunning location. Whether you are looking for a family home or a tranquil getaway, this home in Brodick is sure to impress.

### Entrance hallway

4'11" x 5'10"

The original timber double doors open into the entrance hallway with space for hanging coats and stairs up to first floor. A glazed door opens into the lounge.

### Lounge

23'8" x 15'10"

The lounge enjoys spectacular views over Brodick Bay from the window seat. A log burning stove inset within a traditional red brick surround provides a focal point for cosy nights in beside. There is also a large walk-in cupboard for storage.

### Kitchen

20'8" x 15'10" overall

Accessed via glazed door from the lounge, the kitchen enjoys a window looking into the lounge, catching a glimpse of Brodick bay, and with roof

windows floods the space with natural light.

It is fitted with base timber effect units with black quartz worktop, a new electric range cooker, washing machine, integrated dishwasher, fridge and freezer.

### Shower room

9'0" x 8'0"

Steps lead up to the ground floor shower room which is fitted with a modern shower cubicle and vanity unit wash-hand basin.

### Sitting room/ dining room

12'1" x 16'2"

From the rear of the kitchen, via a few stairs, there is access to what was once a separate appended cottage which offers a second cosy sitting room/dining room, with rear door to the bright south facing gardens and off road parking.

### Bedroom 3

11'5" x 15'10"

Spacious Double bedroom access via the open timber stair case above the sitting room/ dining room to the rear, enjoys south facing dormer windows overlooking the gardens

### Upper hallway

8'4" x 7'6"

The original timber staircase from the front hallway, sweeps up to the upper hallway with roof window.

### Bedroom 1

13'7" x 12'2"

Double bedroom to the rear of the house with built in wardrobes and a window overlooking the gardens.

### Bedroom 2

10'8" x 9'7"

Double bedroom to the front of the property retaining the original timber window shutters. Imagine walking up to the view of Brodick Bay and Goatfell everyday .

### Shower room

5'9" x 5'11"

Off the main staircase hallway on the upper floor the shower room is partially tiled, fitted with a white four piece suite including a vanity sink, bidet and corner shower cubicle.

### Garden

The extensive gardens are a very attractive feature, beautifully tended and designed, making the most of the sunny southerly aspect and the



views. The areas are terraced, with large flat sections of flowering shrubs, lawns, orchard, a vegetable patch, a slabbed patio area and feature pergolas. There are also three garden sheds, two of which have a power supply, a timber store and parking spaces for up to two vehicles.

### Services

Connected to mains electricity and water. Drainage is to a communal septic tank which is adopted by North Ayrshire Council and payment is due directly to them for emptying. Heating is by modern electric panel heaters supplemented by the multi fuel stove in the living room.

### Council Tax

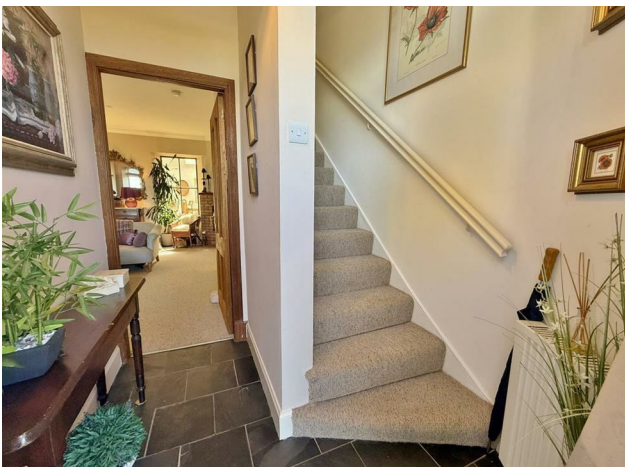
Currently banded 'C' for council tax paying £1766.92 including water in 2026/27.

### A little more information

Built around 1856, 7 Alma Terrace is part of an attractive red sandstone terrace of eight houses. Alma Terrace is 'B' listed by Historic Scotland. Further information on this can be obtained from the Historic Scotland website at <https://www.historicenvironment.scot/advice-and-support/planning-and-guidance/>

It is well placed for access to all local amenities including bowling and tennis, shops, banks, pubs and restaurants and is a short walk to the clubhouse of Brodick Golf Club. Also within Brodick are the excellent leisure facilities at the Auchrannie Resort and Ormidale pavilion, pitches and park. Brodick has its own primary school and early years classes – the secondary school being at Lamlash, some four miles to the south to 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.





7 Alma Terrace, Brodick, Isle of Arran, KA27 8BA

### 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///spins.folks.reinstate

### 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.

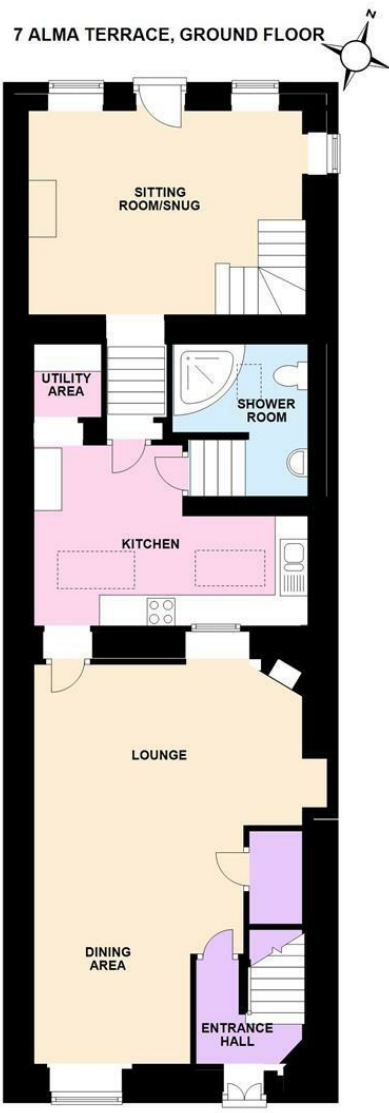
The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be 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)





7 ALMA TERRACE, FIRST FLOOR



TOTAL AREA: APPROX. 140.6 SQ. METRES (1513.6 SQ. FEET)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			81
(55-68) D			
(39-54) E		47	
(21-38) F			
(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. Number 7 is the second house in the terrace.  
 What3words:///spins.folks.reinstate

## CONTACT

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