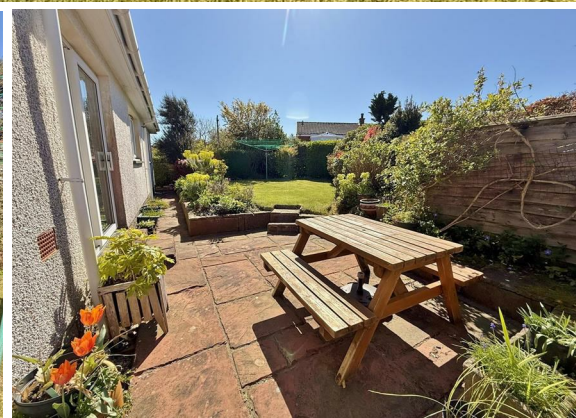




3, Alma Park,
Brodick,
Isle Of Arran,
KA27 8AT



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

**3 Bedroom
Detached Bungalow
located in
Brodict**



Number 3 Alma Park enjoys an elevated location in this tranquil cul-de-sac in Brodict on the picturesque Isle of Arran. This substantial bungalow offers a perfect blend of versatility, comfort and elegance. With three spacious reception rooms, this home provides ample space for both relaxation, entertaining or working from home. The property boasts three well-appointed double bedrooms, ensuring plenty of room for family or guests, along with two modern bathrooms that cater to your daily needs.

One of the standout features of this property is its beautifully planted and meticulously maintained garden, which create a serene outdoor oasis. This south-facing rear garden, complete with a charming red sandstone patio, is ideal for enjoying sunny afternoons or hosting gatherings with friends and family.

For those with vehicles, the property includes off road parking, adding to the convenience of this lovely home. Additionally, the presence of a double garage offers further storage options or space for hobbies.

This property also holds a short-term let license, presenting an excellent opportunity for those considering investment options or looking to generate additional income.

Entrance vestibule

5'6" x 3'11"

Steps lead up to the front entrance, with there is space for hanging coats and storing outdoor gear.

A frosted glazed door opens through into the central hallway.

Hallway

11'0" x 11'3" overall

The central hallway accesses all the accommodation within.

Dining room

11'8" x 19'2" overall

The spacious dining room is to front of the bungalow, flooded with natural light from the picture window and taking in the wonderful views across to Goatfell, Brodict Castle and Brodict Bay.

Glazed doors lead from the dining room into the kitchen and lounge.

Lounge

18'2" x 17'6" overall

The lounge boasts and airy Cathedral style ceiling and dual aspect picture windows, taking in those wonderful views.

The open fire, with timber mantle surround and slate hearth, add a cosy feel to the bright room.

Utility

6'8" x 7'10"

To the rear of the lounge, the handy utility space has a door out to the

rear gardens and a large storage cupboard. It is fitted with a sink, washing machine, tumble dryer and the all important traditional drying pulley.

Shower room

6'7" x 9'2" overall

To the rear of the bungalow with a frosted window, the shower room is accessed from a small hallway of the lounge. Fitted with a white suite with a large walk in shower cubicle, it is partially tiled and wall boarded.

Kitchen

11'11" x 9'10"

The kitchen is to the rear of the bungalow and fitted with wall and base units, the oil boiler and a cupboard housing the hot water cylinder.

There is a large free standing fridge freezer, dishwasher and integrated double oven and grill as well as an electric hob.

Snug

11'9" x 9'0"

Accessed via the the kitchen or hallway, is the snug.

The patio doors which lead out to the south facing gardens, make this a very versatile room, currently used as a second sitting room with dining space.

Bedroom 1

11'9" x 11'9"

Spacious double bedroom with a picture window overlooking the front gardens and taking in the wonderful view to Brodict Bay and Goatfell.

Bedroom 2

11'9" x 11'9"

A second spacious double bedroom to the rear of the bungalow overlooking the gardens.

Bedroom 3

8'6" x 11'3"

A cosy double bedroom to the rear of the bungalow with views over the gardens.

Bathroom

5'4" x 8'6"

The bathroom has a frosted window to the front and is fitted with a white suite with a shower over the bath.

Garden

The gardens are beautifully kept and have been planted thoughtfully with a profusion of flowering shrubs and bound by hedging.

To the front there is a lawn area, and raised seating area taking in the wonderful views.

Paviour and red sandstone pathways lead to the south facing rear gardens. There is a red sandstone patio, with access to the snug, and



lawn area with drying green and flower beds.

To the front, across the cul-de-sac, there is an extensive double garage with paved off-road parking for 3 vehicles.

Services

3 Alma Park is connected to mains electricity, water and drainage. Central heating is by the oil-fired boiler located within the kitchen, supplying radiators throughout.

This is supplemented by the open fire within the lounge.

Council tax

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

Short term let holiday license

3 Alma Park currently has 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

3 Alma Park enjoys an elevated peaceful location close to all the village amenities, a short distance from Brodick ferry terminal and one of Arran's largest villages. With excellent leisure facilities including tennis and bowling, the 18-hole golf course and those at the Auchrannie Resort. Other village amenities include the busy community village hall with library, Ormidale pavilion with rugby and hockey pitches, bank, shops, hotels, restaurants and bars, garage and fuel station along with the main ferry terminal to the Ayrshire mainland. Brodick has a primary school with early years classes and Arran High school with UHI Hub 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.





3 Alma Park, Brodick, Isle Of Arran, KA27 8AT

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///cracks.captions.glue

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



3 ALMA PARK



TOTAL AREA: APPROX. 126.0 SQ. METRES (1355.8 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			65
(39-54) E		38	
(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 travel for approximately 100 metres then turn left immediately before the Co-op. Travel up and follow the road round to the right, take the second turning on the left into Alma Park. Take the first left into the cul de sac sign posted 3,5,7 and no three is on the right hand side. Parking is available across the access road within the paviour driveway to the front of the garage.
What3words:///cracks.captions.glue

CONTACT

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