



Quivive,
Corriegills,
Brodict,
Isle of Arran,
KA27 8BL



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

4 bedroom
detached bungalow
located in
Corriegills
by Brodick



++ UNDER OFFER ++ Quivive is located in the popular and charming hamlet of Corriegills, close by the village of Brodick. This stunning detached bungalow offers a perfect blend of comfort and tranquillity, with its elevated peaceful location, this four bedroom property boasts panoramic views across the Arran hills and Firth of Clyde, creating a breath-taking backdrop for everyday living.

Inside, the bungalow is bright and airy, featuring three spacious reception rooms that provide ample space for relaxation and entertainment. The four well-appointed double bedrooms ensure that there is plenty of room for family and guests, while the family bathroom, ensuite shower room and ample storage add to the convenience of this delightful home.

The property is tastefully decorated and beautifully presented, creating an inviting space for anyone looking to settle in this peaceful area. Its less than an mile to all the amenities within Brodick, including the ferry terminal, shops, cafes, and local attractions, allowing for easy access to everything you need.

Additionally, this bungalow currently holds a short-term letting (STL) license and is a popular choice for holiday rentals, with a proven track record. This presents a fantastic opportunity for those looking to invest in a property that can generate income while also serving as a lovely family retreat.

In summary, this exceptional bungalow is a rare find, offering a serene home, with stunning views and convenient access to local amenities. Whether you are seeking a fabulous new home relocation or a holiday rental investment, this property is sure to impress.

Sheltered entrance into vestibule

Offering a covered entrance into the front door and then into a long entrance vestibule with plenty of space for jacket, shoes and boots.

Central hallway

L-shaped hall with access to all of the accommodation within, with fitted double storage cupboard.

Kitchen

13'0" x 8'5"

The spacious kitchen is fitted with attractive white gloss base and wall units and complementary grey worktop with an integrated fridge and a freestanding electric cooker with ceramic hob and extract hood over. Steps lead up to the utility room or a doorway leads through to the dining area.

Utility room

9'8" x 4'10"

The handy utility room off the kitchen, with external door out to the gardens, enjoys a practical tiled floor that flows through to the kitchen.

Fitted with the same matching gloss white base and wall units the utility room has a stainless steel sink and charcoal grey worksurface with under counter washing machine and tumble drier under, and an open doorway and two steps lead down to the kitchen.

Open plan lounge / dining

27'5" x 17'8" overall

A lovely bright and attractive open plan space to the kitchen, with a dining and lounge area with triple aspect windows and doors to the side through to the conservatory.

There is an open fireplace with a double sided freestanding wood burning stove on a raised slate hearth set in a facing brick surround, shared with the adjacent snug.

Snug

13'10" x 13'0"

Off the lounge the snug is a separate area benefitting from the dual sided woodburning stove.

This versatile room could easily be used as the dining room, a study or indeed an extension to the kitchen.

Conservatory

9'2" x 16'7"

Double doors from the lounge lead through to the conservatory which enjoys a window seat within the bay window. Triple aspect windows take in the wonderful panoramic views across Brodick to Goatfell, as well as the Firth of Clyde and beyond to the Ayrshire coastline, and from here, patio doors lead to the gardens.

Main bedroom one

19'3" x 12'3"

Extremely spacious double bedroom, enjoying a built-in wardrobe, with dual aspect windows overlooking the garden and the Firth of Clyde.

Ensuite shower room

9'3" x 5'6"

A fully tiled shower room with a white suite and corner shower and vanity unit.

Bedroom two

9'5" x 9'4"

Well proportioned double / twin bedroom with a built-in wardrobe overlooking the gardens.

Bedroom three

9'5" x 9'3"

A good sized double / twin bedroom with a built-in wardrobe and window over looking the side gardens.

Bedroom four

17'6" x 14'10"

Another spacious double bedroom with built-in wardrobe, this room overlooks the front garden.



Bathroom

6'11" x 9'3"

The family bathroom is partially tiled with ceramic white tiled floor and walls and fitted with a white suite including a jacuzzi bath with shower over, w.c. and washbasin.

Garden

Quive is bound by mature hedging and has a tarmac driveway to the front accommodating several vehicles.

The garden has gently sloping lawns and flower beds with a small burn running along one side, as well as a large timber store, two garden shed and a timber log store.

To the rear, there are two lovely patio areas from which to enjoy spectacular views of the Firth of Clyde and Goatfell.

Services

Quive is connected to mains electricity and mains water and drainage is to a septic tank.

The central heating and hot water is by electric boiler within the hall cupboard supplying radiators through out and supplemented by the woodburning stove in the lounge and snug.

Council tax

Quive is currently a holiday letting property, with an STL licence and non domestic business rates already secured for the year ahead.

Historically the property has been banded 'E' by North Ayrshire Council for council tax.

Short term let holiday license

Quive 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.





Quivie Corriegills, Brodick, Isle of Arran, KA27 8BL

A little more information

Quivive is located in the highly desirable, popular and vibrant hamlet of Corriegills, just a mile out of Brodick village.

Brodick, is one of the larger villages with being the main ferry link to Ayrshire. Brodick enjoys, excellent leisure facilities including tennis and bowling facilities, the 18-hole golf course and those at the Auchrannie Resort and the Ormidale Park. Other village's amenities include a well used community hall, library, bank, shops, hotels, restaurants and bars, garage and fuel station.

Brodick has a primary school with early years classes and the secondary school with UHI Argyll campus 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.

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///published.jumped.dice

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 and only available during the changeover day when the property is vacant of guests.

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





QUIVIVE

TOTAL AREA: APPROX. 204.7 SQ. METRES (2203.7 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	45	49
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC

DIRECTIONS

From Brodick ferry terminal turn left and proceed for ¼ mile and turn left up the road signposted 'Corriegills'. Travel for approximately ¾ mile to Corriegills and take the left hand turning to Dhunan where Quivive is on the corner.
 What3words;
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