

6, The Paddock,
Brodick,
Isle Of Arran,
KA27 8GA







Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

4 Bed
Villa
located in Brodick









Located within the prestigious Paddock development in Brodick, close to the 4 star Auchrannie Resort on the Isle of Arran, this stunning villa offers a perfect blend of modern living, spacious accommodation and access to Arran's natural beauty.

Built around 20 years ago, the property boasts a contemporary design with an open plan living and kitchen, creating a spacious and inviting atmosphere. The neutral décor throughout ensures that the home is in walk-in condition, allowing you to settle in with ease.

With four well-proportioned bedrooms and four bathrooms creating a versatile layout, this villa is ideal for families or those seeking extra space for guests or a home office. The upper floor lounge provides an additional area for relaxation, making it a perfect retreat after a long day.

The property is conveniently located close to the Auchrannie Resort and other village amenities, ensuring that you have access to a range of leisure activities and local services. The large south-facing garden is a delightful feature, offering ample outdoor space for gardening, entertaining, or simply enjoying the peace and quiet of the area and close views of the surrounding landscape.

Furthermore, the villa includes off-road parking for several cars, adding to the convenience of this exceptional home. Whether you are looking for a permanent residence or a holiday retreat, this property in Brodick is a rare find that combines comfort, style, and a prime location. Do not miss the opportunity to make this beautiful villa your own.

Entrance Porch
7'9" x 5'0"
Steps lead up to the spacious entrance porch flooded with natural light from the triple aspect windows, with an easily maintained tiled floor this space offers plenty of room to store all your outdoor gear.

Reception Hallway
15'8" x 14'4" overall
A central reception hallway accessing all the accommodation within. Contemporary open stairs lead up to the galleried upper floor hallway. Under the stairs there is a large storage cupboard.

Kitchen
14'9" x 9'8"
With a door to the hallway and out to the side gardens , the bright and airy kitchen is open to the dining area/ lounge. The kitchen is fitted with wall and base units with a large pantry cupboard, and undercounter freestanding appliances including a washing machine, tumble dryer, fridge and freezer and integrated dishwasher, electric oven and hob.

Lounge / dining room
25'10" x 14'0"
Open to the kitchen and with a glazed window and door to the hallway, the large living / dining area comfortably accommodates a large dining table and sofa seating.
Patio doors from the dining area open out to a conservatory.
The lounge has ample room for seating and features an attractive stone fireplace inset with gas fire.
From here there is a gable end there is a door leading out to the gardens.

Conservatory
18'11" x 9'10"
A spacious south facing conservatory with doors out the rear gardens.

Bathroom
6'1" x 5'10"
The family bathroom is off the hallway. It is fully tiled with white suite and a large bath with shower over.

Bedroom 1
11'9" x 10'8"
Ground floor double bedroom with a window to the front of the villa.

Ensuite Shower Room 1
8'0" x 3'4"
Ensuite shower room.

Bedroom 2
11'0" x 10'4"
A second ground floor double bed room with a window to the front

Upper Floor Lounge / Study
23'6" x 10'0"
The stylish timber and brushed chrome staircase takes you to a large landing currently - currently being utilised as a second lounge area with south facing patio doors leading to a balcony overlooking the rear garden.

Bedroom 3
12'8" x 17'5" overall
On the upper floor a spacious double bedroom with a dormer window to the front and two built in wardrobes with sliding doors.

Ensuite Shower Room 3
7'0" x 8'0"
A fully tiled ensuite shower room with roof window and fitted with a white suite.







Bedroom 4

18'8" x 16'8" overall

The largest of the four bedrooms, this lovely room, again with fitted wardrobes, enjoys a dormer window to the front and views to Goatfell.

Ensuite Shower Room 4

5'6" x 5'8"

The ensuite is fully tiled and fitted with a white suite.

Council Tax

The property is rated “F” band paying £3,681.73 including water and waste water in 2026/27.

Services

6 The Paddock is connected to mains electricity and water. Heating and hot water is by a oil-fired boiler supplying radiators throughout, supplemented by the gas fire within the lounge. Drainage is to a central pumping station which is adopted by Scottish Water.

Garden

6 The Paddock enjoys substantial low maintenance grounds, bounded by fencing and hedging. The relatively flat gardens are mostly laid to lawn with a gravel driveway providing off road and turning for several vehicles and or space for a garage/ workshop if required. With a south / westerly aspect the rear gardens offer seclusion and privacy all day.



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A little more information

The Paddock development is located within a short walk from the award-winning Auchrannie Resort with its multitude of facilities for all ages including the children's play-barn, swimming pools, restaurants and impressive spa. The villa is a flat walk to Brodick village centre where other amenities include bank, hotels, restaurants and pubs, tennis and bowling facilities, sports pitches, public library and the village hall as well as the 18-hole golf course and the boating in the bay. It is also within walking distance of Brodick primary school, with early years classes. The Secondary school is located within Lamlash to which pupils travel daily.

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///goal.swordfish.escape

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







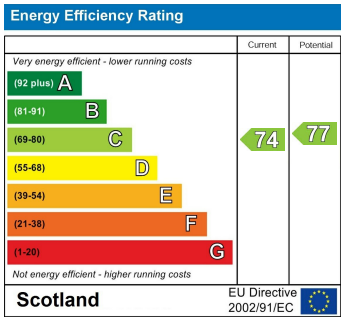
6 THE PADDOCK, GROUND FLOOR



6 THE PADDOCK, FIRST FLOOR



TOTAL AREA: APPROX. 183.5 SQ. METRES (1975.0 SQ. FEET)



DIRECTIONS

Turn right on leaving Brodick Pier and continue through the village. As the road bears right past the Brodick Golf Club, take the second exit on the left signposted to the Auchrannie Spa. Travel for a further two hundred metres, entering the Auchrannie complex on the left. Take the first left again on to the block pavior driveway. Number 6 is the third property on the left.
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