



6, Sheean Drive,
Brodict,
Isle of Arran,
KA27 8DH



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

**2 Bedroom
Detached Bungalow
located in Brodick**



Welcome to Rowan Cottage, a charming, extensive detached bungalow nestled in the vibrant village of Brodick. This delightful property is situated in a quiet cul-de-sac on Sheean Drive, offering a serene environment, perfect for those seeking a peaceful retreat and close to all the village amenities.

Inside, you will find spacious accommodation with a well-appointed living room that provides a warm and inviting space for working, relaxation and entertaining. The bungalow features two comfortable double bedrooms and excellent storage. The newly installed shower room is conveniently located, ensuring ease of access for all residents and guests.

Rowan Cottage also boasts a large, relatively flat garden, with appended garage, timber cabin and driveway with ample parking for several vehicles, adding to the convenience of this lovely home. The surrounding area is known for its stunning natural beauty, with easy access to local amenities and attractions that Brodick has to offer.

This property presents an excellent opportunity for first-time buyers, downsizers, or those looking for a holiday home in a tranquil setting. With its appealing layout and prime location, Rowan Cottage is a must-see for anyone looking to embrace the charm of island living. Don't miss your chance to make this delightful bungalow your own.

Porch

6'7" x 5'1"

A handy front bright entrance porch with a tiled floor and plenty of room for storing outdoor gear.

Hallway

5'3" x 17'3"

Spacious hallway flooded with light from the glazed door to the entrance porch, accessing all the accommodation within and benefiting from a large hallway cupboard and linen cupboard.

Lounge / dining room

19'5" x 23'7"

The lounge / dining room is a versatile living space, with plenty of room for cosy seating by the woodburning stove with slate hearth, a dining area and study space. The extensive room enjoys a triple aspect from the picture windows overlooking the gardens to the front, side and rear. To the rear of the lounge, patio doors open into the south facing gardens. A door within the dining area opens through into the kitchen.

Kitchen

11'8" x 11'6"

The recently installed fitted kitchen has integrated appliances including a washer/dryer, fridge freezer, dishwasher, electric oven/grill and 5 burner gas hob. The light grey cupboards are complimented by a Calacatta quartz counter top.

Bedroom 1

11'8" x 10'6"

Double bedroom to the front with a large built-in wardrobe.

Bedroom 2

11'8" x 10'0"

Double bedroom to the rear with a large built-in wardrobe.

Shower room

6'11" x 6'0"

The shower room is fully fitted and partially tiled with Portuguese marble tiles and fitted with a Grohe shower cubicle with rainfall and hand held spray heads.

Hawthorn Hollow

12 x 8

A beautiful log cabin, complete with woodburning stove and double glazing which is suitable for year round use. A home office or studio perhaps!

Garden

Situated in a tranquil location, the large and easily maintained garden is laid to grass with decorative mature trees and native shrubs. The area is bordered with hedges and additional timber fencing for privacy. There is a small secluded patio area with access to the lounge / dining room and to the kitchen. There is a slabbed path around the property with a driveway and off road parking into the appended garage which has an up and over door for ease of access.

Services

Rowan Cottage is connected to mains electricity, water and waste water. Heating and hot water is via the air source heat pump system, supplemented by the wood burning stove in the lounge.

Council tax

Band 'E' for council tax paying £3,012.28 including water and waste water in 2026/27.

A little more information

6 Sheean Drive is located on the outskirts of Brodick within a quiet cul-de-sac and is well placed for access to the facilities at Auchrannie



Resort, Brodick Golf Course and other amenities within the village. Brodick primary school is a short distance away with secondary school being at Lamash to which pupils travel daily. Brodick's excellent leisure facilities include sports pitches at the Orimedale park and pavillion, tennis courts and bowling green, the 18-hole golf course and the Auchrannie Resort. Being the main ferry port from the Ayrshire mainland, the village amenities include a bank, fuel station, various shops, hotels, restaurants and bars.

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///seeing.hubcaps.solo

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





ROWAN COTTAGE



DIRECTIONS

From Brodick pier turn right and proceed through the village passing Brodick golf club house on the right hand side. Proceed for another 250 metres and turn left towards the Auchrannie Spa. Travel for approximately 200 metres passing the entrance of Auchrannie Spa and taking the turning on the right into the estate. Turn first right and no. 6 is the first house on the right hand side of the cul de sac.
What3words:///seeing.hubcaps.solo

CONTACT

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TOTAL AREA: APPROX. 116.7 SQ. METRES (1256.6 SQ. FEET)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	80
Scotland		EU Directive 2002/91/EC	