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## PIER HOUSE, BRODICK, ISLE OF ARRAN KA27 8AU

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### THE PIER HOUSE IN BRIEF

- Substantial red sandstone detached villa
- Three bedrooms
- Two reception rooms
- Large enclosed rear garden
- Ample parking and garage
- Development potential

### ACCOMMODATION

The Pier House is a traditional red sandstone villa in a truly unique location. Accommodation comprises reception hallway, lounge, dining/sitting room, kitchen, and on the half landing a family bathroom. On the upper floor there are two spacious double bedrooms and a single bedroom. Pier House requires a degree of modernisation and development.

### DIRECTIONS

At the arrival ferry port in Brodick, the Pier House is the red sandstone house set back from the car parking area, adjacent to the Visitor Information Centre.

### GARDEN

To the front, the small enclosed garden area is partially gravelled and to the rear the fairly large garden is laid to lawn with mature trees and shrubs. There is also a brick built garage which was formerly a stable, and a brick built outhouse split into two separate areas, both of these have power and light. The rear garden is bound by a red sandstone wall and timber fencing.

### SERVICES

The Pier House is connected to mains electricity and water. The property has electric storage heating and drainage is to a shared septic tank.

### COUNCIL TAX

The property is currently banded 'C' for council tax paying £1426.10 including water in 2022/23.

### ENERGY PERFORMANCE

The energy efficiency rating is 'G' and the environmental impact rating for this property is band is 'F'.



## DESCRIPTION

The Pier House is a substantial detached sandstone villa, centrally located at Brodick Pier. The property enjoys a wealth of history, being home to the former harbour master, and takes in some stunning views towards Brodick Bay and Goatfell. The location of this villa offers the opportunity for a unique family home or for the property to be redeveloped. The Pier House retains some of the original features including timber window shutters and doors, however it does require refurbishment and modernisation and has been priced to reflect this.

The front entrance opens into a spacious central reception hallway with stairs leading up to the first floor. There is a generous lounge and a second good sized sitting/dining room on the ground floor, each with an open fireplace. The dining room leads through to the compact kitchen with rear door access to the enclosed garden and outhouses. The staircase from the hallway leads past a family bathroom on a half landing to the upper hallway. On this floor there are two good sized double bedrooms, both with dormer windows overlooking Brodick Bay and beyond. A single bedroom/box room with roof window completes the accommodation.

## APPROXIMATE ROOM DIMENSIONS

ENTRANCE HALL:	1.84m x 5.01m (6'0" x 16'5") overall
LOUNGE:	3.70m x 4.95m (12'2" x 16'3")
LIVING/DINING ROOM:	3.43m x 4.94m (11'3" x 16'2") overall
KITCHEN:	3.53m x 1.92m (11'7" x 6'4")
BATHROOM:	2.29m x 1.84m (7'6" x 6'0")
BEDROOM 1:	3.69m x 4.86m (12'1" x 15'11") overall
BEDROOM 2:	2.31m x 2.18m (7'7" x 7'2")
BEDROOM 3:	3.37m x 4.85m (11'1" x 15'11")

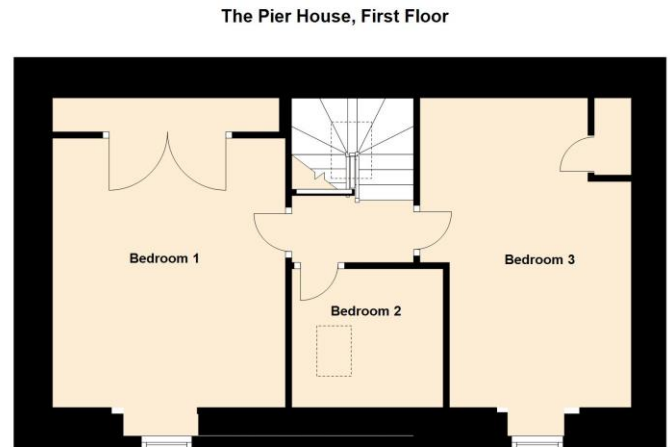
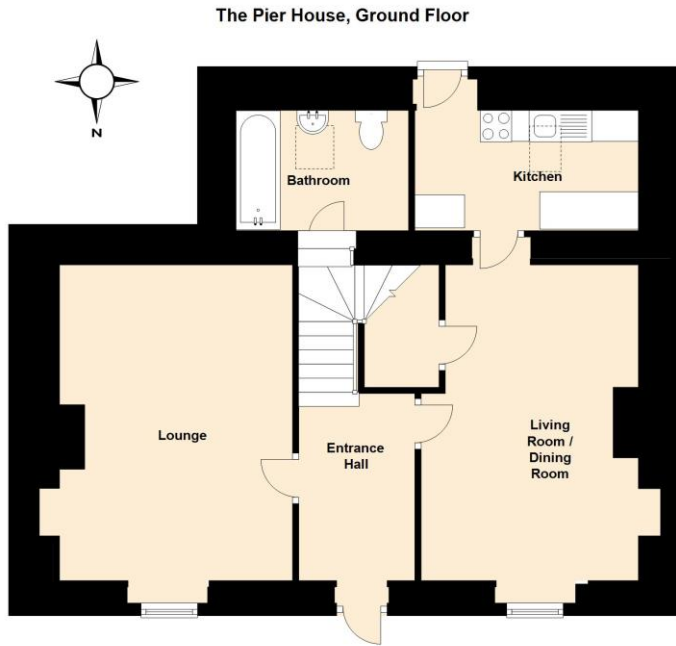
## OTHER INFORMATION

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. With excellent leisure facilities including tennis and bowling facilities, the 18-hole golf course and those at the Auchrannie Resort, Brodick village's amenities include banks, shops, hotels, restaurants and bars. Brodick has a primary school with early years classes and the secondary school is located in Lamlash to which pupils travel daily by bus.



FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY

GROUND FLOOR 77.9 sq. metres / 838.9 sq. feet  
UPPER FLOOR 57.7 sq. metres / 621.5 sq. feet



*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)*

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The vendor or his 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.

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