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9 Hillview Place, Brodick, KA27 8BD

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## 9 HILLVIEW PLACE IN BRIEF

## 9 HILLVIEW, BRODICK, ISLE OF ARRAN KA27 8BD

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- End terrace villa
- Three double bedrooms
- Large enclosed garden
- Near village amenities
- Popular residential area
- Excellent starter home

### DESCRIPTION

9 Hillview Place, is a deceptively spacious end terrace villa in quiet elevated residential area close to all the village amenities of Brodick, taking in the views across Brodick Bay towards Goatfell and beyond. Accommodation comprises entrance vestibule, hallway, living/dining room, kitchen, rear vestibule, accessible shower room. On the upper floor there are three double bedrooms and one en-suite toilet. This roomy villa has scope for further development and is an ideal starter home – it is being sold including the contents and white goods, if desired, in order to provide the new owners with a good start in their new house!

### DIRECTIONS

From Brodick Pier and turn right and then left by the side of the Co-operative. Follow the road up and around the sharp right-hand turn and then turn first left. Proceed up the hill and Hillview Place is the second turning on the left. Number nine is approximately 200m on the left hand side.

### GARDEN

The grounds are spacious and securely bound with fencing. The garden is beautifully presented and low maintenance being relatively flat. They have been lovingly designed with flower beds, walkways and seating areas to the front taking in the southerly aspect. To the side and rear there is a large greenhouse, two timber sheds and a spacious lawn area with drying green as well as small patio area and space for vegetable beds and a composting. Parking is currently on street, however there is space within the grounds to create off road park to the front or rear if desired.

### SERVICES

The property is connected to mains electricity, water and drainage. Hot water and heating is by an electric wet system.

### ENERGY PERFORMANCE

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

### COUNCIL TAX

The property is banded 'A' paying £1302.94 including water and waste water in 2023/24.



## ACCOMMODATION

The sheltered front door of number nine opens onto a wide hallway with storage cupboard and then through into the bright front lounge.

Many of this property's original features are on display in this much loved family home with special mention to the original kitchen fittings to the rear of the lounge which are now very on trend once again.

This kitchen is large enough for breakfasting, with a plethora of wall and floor mounted units and large windows overlooking the back garden and beyond to Goatfell and Brodick bay – doing the dishes can't be a chore with that view can it? Off the kitchen, the vestibule with useful store cupboard, leads to the rear door and garden beyond.

An accessible modern shower room on the ground floor completes the accommodation on this level.

On the upper floor, the bright landing boasts an excellent walk in storage cupboard and three double bedrooms. The largest room is to the front whilst the two other bedrooms are to the rear and enjoy the wonderful views. Bedroom three offers an ensuite w.c. and all of the rooms enjoy built in storage.

We look forward to sharing the potential of this substantial home with you, as such early viewing is recommended.

## APPROXIMATE ROOM SIZES

ENTRANCE HALL	2.30m (7' 7") x 4.58m (15' 0")	OVERALL
LIVING ROOM	5.22m (17' 2") x 3.65m (12' 0")	
KITCHEN	4.51m (14' 10") x 2.87m (9' 5")	
REAR VESTIBULE	0.92m (3' 0") x 2.87m (9' 5")	
SHOWER ROOM	1.99m (6' 6") x 1.68m (5' 6")	
BEDROOM 1	4.54m (14' 11") x 2.62m (8' 7")	
BEDROOM 2	3.64m (11' 11") x 3.64m (11' 11")	
BEDROOM 3	2.80m (9' 2") x 2.71m (8' 11")	
ENSUITE TOILET	0.91m (3' 0") x 1.78m (5' 10")	
TOTAL FLOOR AREA :	101sqm (1091.2sq feet) approximately	

## OTHER INFORMATION

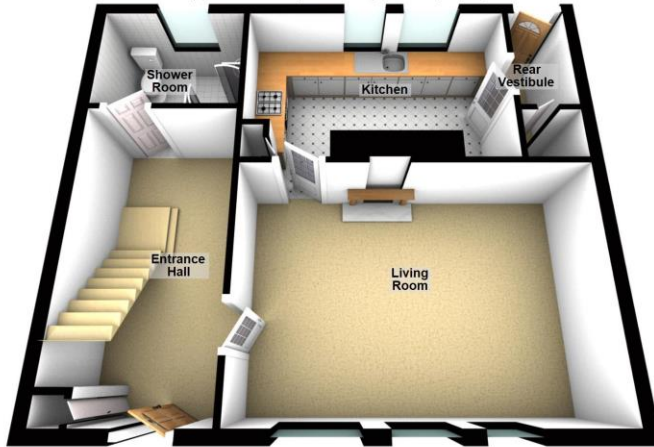
9 Hillview place is an elevated residential location, close by the centre of the Brodick village amenities which include the bowling green, tennis courts, 18-hole golf course, library as well as the excellent leisure facilities at the Auchrannie Resort. As well as an abundance of eateries, shops and pubs, Brodick also has one of the island's petrol stations and the largest of the three Co-ops is located along the shorefront. Along the seafront there are boating facilities including launching ramp and moorings in the bay. Brodick has its own Early Years Nursery, Primary School and Arran High School is located in Lamlash which pupils travel to daily by bus.





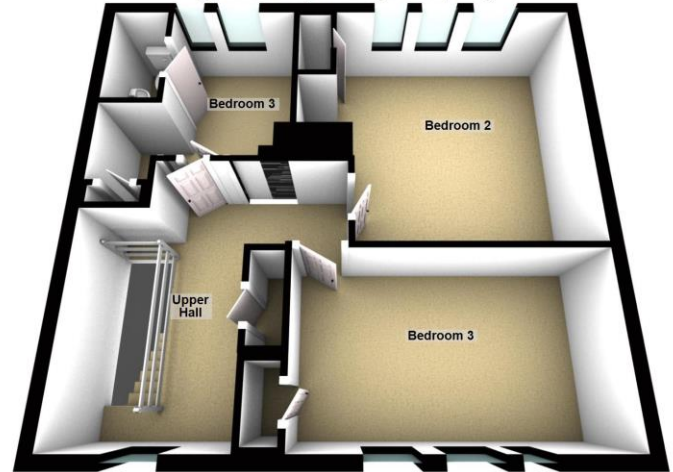
### 9 Hillview Place Ground Floor

Approx. 49.0 sq. metres (527.4 sq. feet)



### Upper Floor

Approx. 52.4 sq. metres (563.8 sq. feet)



FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY

Total area: approx. 101.4 sq. metres (1091.2 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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PLEASE NOTE THAT ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY

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.