



13 Alma Park, Brodick, KA27 8AT



Arran
ESTATE AGENTS



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13 ALMA PARK, BRODICK, KA27 8AT

13 ALMA PARK IN BRIEF

- Detached three bedroom bungalow
- Elevated and popular location
- Spectacular panoramic views across Brodick Bay
- Versatile layout
- Low maintenance garden
- Development potential

DESCRIPTION

13 Alma Park is a fabulous versatile bungalow, enjoying an elevated position in the highly desirable Alma Park area of Brodick, with unrestricted panoramic views across Brodick Bay. It is bursting with a development potential offering a flexible layout within its peaceful surroundings. Accommodation within comprises of entrance vestibule, breakfasting kitchen, lounge, three bedrooms and a family bathroom.

DIRECTIONS

From Brodick pier turn right, travel for approximately 150 metres then turn left immediately before the Co-op. Travel up and follow the road round to the right, take the second turning on the left into Alma Park and follow the road for approximately 150 metres. 13 Alma Park is on the left hand side.

GARDEN

A paved driveway provides off road parking for one car to the front with access to the appended garage with power. The gardens are slightly sloping and relatively low maintenance being mostly laid to lawn and planted with mature shrubs, raised vegetable beds and a gravel patio area to the side. To the rear the gardens are private and securely enclosed with fencing and hedging taking in the impressive scenic views across Brodick Bay and beyond.

SERVICES

13 Alma Park is connected to mains electricity, water and drainage. Hot water and heating is via electric with storage and panel heaters throughout, supplemented by the electric stove located within the lounge.

COUNCIL TAX

The property is rated E, paying £2521.83 in 2023/2024 including water and waste water.

ENERGY PERFORMANCE

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



ACCOMMODATION

The vestibule entrance, with a spacious fitted cupboard, opens into the central hallway providing access to the main accommodation.

The bright lounge to the rear enjoys the incredible and ever changing views from the picture window overlooking Brodick Bay and also offers plenty of space for seating as well as a dining table.

A door to the rear of the lounge opens into the spacious breakfasting kitchen, fitted with an electric cooker, ample wall and base units and complementary work top, with space for a fridge freezer and plumbing for a washing machine or dishwasher.

The bright kitchen enjoys a picture window over the front garden and door out to the side to the south facing patio area.

The family bathroom is off the hallway to the rear of the bungalow and features a coloured suite with electric shower over the bath.

The central hallway provides access to the three bedrooms and a further large storage/utility cupboard with plumbing for a washing machine.

To the front of the bungalow there are two bedrooms, one double bedroom with a built in cupboard and one small double. The small double bedroom has a door through to the kitchen and could be utilised as a dining room or home office.

The main double bedroom to the rear has a built in cupboard and picture window over the rear garden taking in the breathtaking views across Brodick Bay.



APPROXIMATE ROOM SIZES

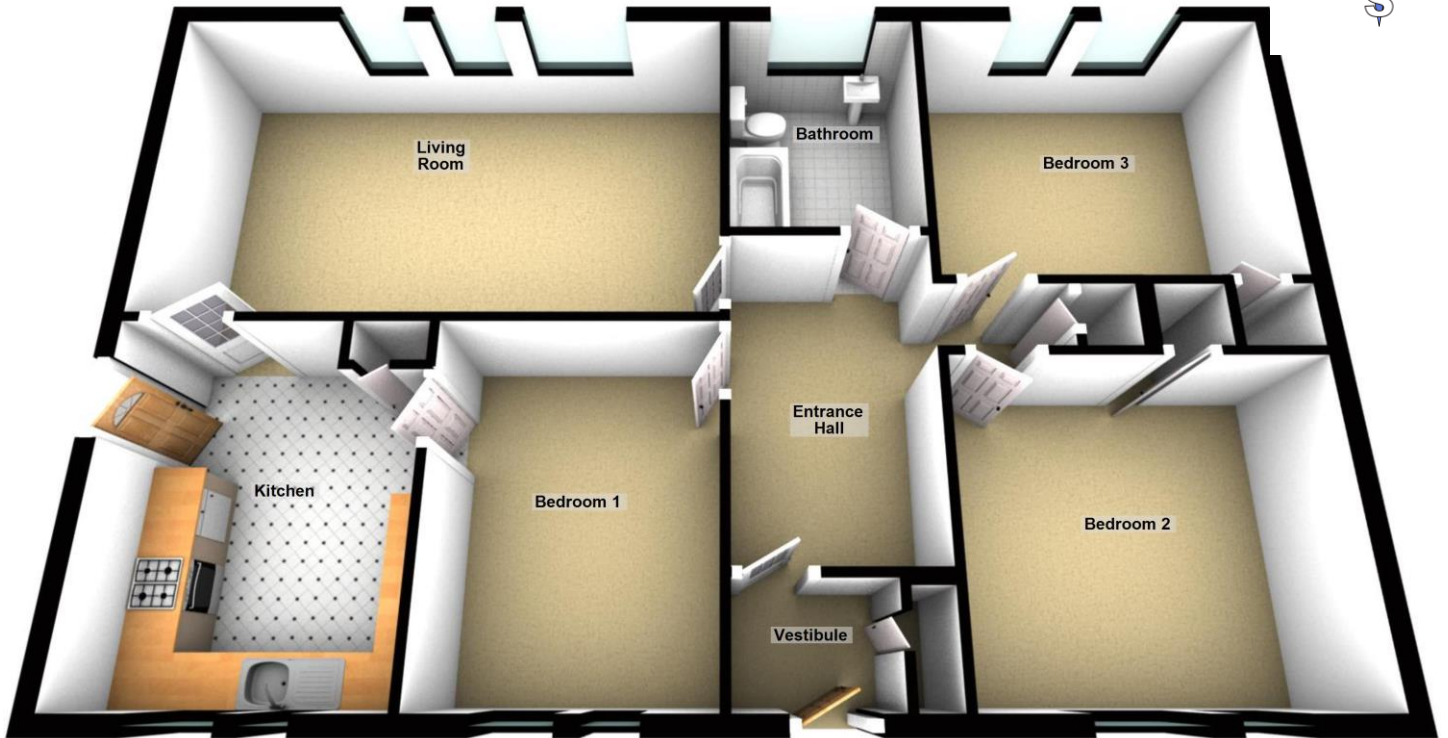
VESTIBULE	2.00m (6' 7") x 1.68m (5' 6")
ENTRANCE HALL	2.00m (6' 7") x 3.30m (10' 10") overall
LIVING ROOM	2.73m (8' 11") x 3.61m (11' 10")
KITCHEN	3.00m (9' 10") x 3.61m (11' 10")
BEDROOM 1	2.73m (8' 11") x 3.61m (11' 10")
BEDROOM 2	3.66m (12' 0") x 3.26m (10' 8")
BEDROOM 3	3.66m (12' 0") x 3.80m (12' 6") overall
BATHROOM	2.00m (6' 7") x 2.52m (8' 3")
TOTAL AREA:	83.3sqm (901.5sq feet) approximately

OTHER INFORMATION

No. 13 is situated in an elevated position, close to the centre of Brodick, one of Arran's larger villages and home to the main ferry port. With excellent leisure facilities including those at the Auchrannie Resort, the village's amenities include banks, shops, hotels, restaurants, bars, tennis and bowling facilities, public library and village hall, as well as the 18-hole golf course. Brodick has a primary school with early years classes and the secondary school is located in Lamlash to which pupils travel daily by bus.



13 Alma Park



Total area: approx. 83.8 sq. metres (901.5 sq. feet)

FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY

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

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