



2, Glen Court,  
Brodict,  
Isle Of Arran,  
KA27 8BP



**Arran**  
ESTATE AGENTS   
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## 2 Bed House - Semi-Detached located in Brodick



\*\*\*\*UNDER OFFER\*\*\*\*

Nestled in the tranquil Glen Court, Brodick, this charming semi-detached house is an ideal opportunity for first-time buyers or those seeking a peaceful retirement home. Built around 2003/4, the property is beautifully presented and in walk-in condition, allowing you to settle in with ease.

The house boasts two well-proportioned bedrooms, perfect for accommodating guests or creating a comfortable personal retreat. The interior features a neutral and calming contemporary décor, which enhances the bright and airy atmosphere throughout the home. Natural light floods the living spaces, creating a warm and inviting environment.

Situated in a quiet residential area, this property is conveniently close to village amenities, ensuring that essential services and local shops are just a short distance away. The low-maintenance secure garden offers a delightful outdoor space, ideal for relaxation or entertaining, without the burden of extensive upkeep.

Additionally, the property includes off-road parking for two vehicles, providing convenience and peace of mind. This semi-detached house is not just a home; it is a lifestyle choice, offering comfort, accessibility, and a sense of community in the picturesque setting of Brodick. Don't miss the chance to make this lovely property your own.

### Entrance hallway

3'9" x 13'8"

The front entrance opens into a wide hallway accessing all the accommodation within. There is a large built in cupboard housing the hotwater tank and plenty of space for storing outdoor gear.

### Lounge / dining room

11'7" x 16'0"

The spacious lounge is to the front of the villa and enjoys a dual aspect with a window to the front and side of the property and a glazed door to the rear opening into the kitchen - a cosy, bright and airy space with it's southerly aspect.

### Kitchen

11'5" x 8'0"

The beautiful fully fitted kitchen boasts underfloor heating and a bespoke design creating a kitchen with an abundance of cream shaker style cupboards and complementary timber effect counter top. The large picture window floods the kitchen with natural light, overlooking the rear gardens with a view to Goatfell and a door to the side opens to the

driveway. The appliances are all integral, including a fridge freezer, electric hob, oven with grill and a washer / dryer.

### Bathroom

6'10" x 6'10"

The ground floor bathroom is to the front of the house with a frosted window. Beautifully decorated in calming neutral tones, partially tiled with white brick effect tiles and fitted with a white suite with electric shower, with rain shower feature, over the bath.

### Main Bedroom

17'0" x 14'4" overall

The stairs from the hallway open out into this spacious main bedroom, on the upper floor. Two roof windows to the rear and a dormer window to the front fill the room with light and there are two recently installed large walk in cupboards / wardrobes providing ample storage. This room further benefits with new insulation and all of the windows feature fitted blackout blinds.

### Bedroom 2

8'10" x 11'2"

A cosy double bedroom on the ground floor to the rear with a window, fitted with blackout blinds, overlooking the gardens. This good sized room also boasts a built in wardrobe.

### Garden

The neat flat gardens are securely bounded by timber fencing. There is a driveway to the side, with off road parking for two cars and a large timber shed.

The front gardens are mostly laid to lawn with a paviour walk way leading to the front door and around the property to the rear gardens. To the rear there is a paviour patio area, lawn area and bordering flower beds and raised beds.

### Services

2 Glen Court is connected to mains electricity, water and drainage. Hot water and heating is by electric with modern wifi control radiators throughout.

### Council Tax

2 Glen Court is rated 'D' by North Ayrshire Council, paying £2154.16 including water and wastewater in 2025/26.

### A little more information

No 2 Glen Court is an excellent and easy to maintain property, in a desirable village location – early viewing is recommended. A cosy welcoming family home within walking distance of all the amenities



Brodict has to offer.

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

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///pedicure.chosen.estate

### 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](http://www.calmac.co.uk)





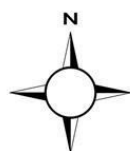
### 2 Glen Court

Approx. 50.4 sq. metres (542.7 sq. feet)



### First Floor

Approx. 32.2 sq. metres (346.6 sq. feet)



Total area: approx. 82.6 sq. metres (889.3 sq. feet)

FLOOR PLAN NOT TO SCALE FOR GUIDANCE ONLY  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>49</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Scotland		
EU Directive 2002/91/EC		

### DIRECTIONS

From Brodick Pier turn right and proceed through the village passing the Brodick Golf Clubhouse on the right. Proceed for a further 200 metres and turn left up Glen Cloy Road, take the first left and then first right, 1 Glen Court is the first house on the right handside.  
[What3words///pedure.chosen.estate](https://www.what3words.com/pedure.chosen.estate)

### CONTACT

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