12, Douglas Place,
Brodick,
Isle Of Arran,
KA27 8DB

Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

2 Bedroom End Terrace Cottage located in Brodick

*****PRICE CHANGED - £15,000 UNDER THE HOME REPORT*****

No 12 Douglas Place is a desirable traditional two bedroom end terrace cottage.

Accommodation comprises entrance hall, open plan lounge / dining / kitchen, shower room with additional outside w.c. and storage rooms. On the upper floor there are two double bedrooms.

There is a sunny enclosed courtyard to the rear and the cottage also has access to a private large, flat garden, available on lease if desired.

Douglas Place dates from around 1856 and was originally built for estate workers, the terraced cottages are now ‘B’ listed by Historic Scotland and known locally as ‘Douglas Row’. Built in 1856, this property exudes a sense of timeless appeal, making it a sought-after gem in the local real estate market.

The location is truly desirable, surrounded by the stunning natural beauty that the Isle of Arran is renowned for. Residents can enjoy easy access to local amenities, scenic walks, and the vibrant community that Brodick has to offer. This property presents a fabulous opportunity for anyone looking to invest in a home that combines historical charm with the allure of village life.

A little more information

Douglas Place dates from around 1856 and was originally built for estate workers, the terraced cottages are now ‘B’ listed by Historic Scotland and known locally as ‘Douglas Row’ - they are very sought after!

12 Douglas Place is ideally located to access all the village services and community. 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.

The Isle of Arran is a place where you can find a little bit of everything you'd 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.

Hallway

10'7" x 5'1"
A central hallway with access to all of the accommodation within, also housing a large under stair store cupboard. Original red quarry tiles provide the perfect flooring!

Lounge / Dining Room

19'6" x 11'1"
A bight open room with double glazed windows to the front and rear gardens. A feature log burning stove with brick surround is a focal point and the stable door to the rear is another charming feature.

Kitchen

10'2" x 6'9"
A compact fitted kitchen with plenty of floor and wall mounted cupboards and sink overlooking the rear courtyard.
All contents can be included within the sale.

Bathroom (overall)

10'4" x 6'4"
Spacious bathroom with electric shower over bath.

Bedroom One

14'3" x 13'0"
To the front, with a storage press and original open fireplace, this is a delightful double sized bedroom with dormer double glazed windows taking in the garden views. Sea views, albeit distant, are another appeal!

Bedroom Two

10'8" x 7'5"
To the rear, this second lovely double sized bedroom with dormer double glazed windows takes in the rear courtyard views.

Council Tax

12 Douglas Place is rated 'C' by North Ayrshire Council paying £1914.80 including water and wastewater in 2025/26.

Garden

To the rear of the property and accessed directly from the rear door is a delightful secluded courtyard which is enclosed by the original high stone garden walls.
There are three external store rooms, one of which is a functional outside toilet and the other two offer additional dry storage for garden equipment and bicycles.

All of the cottages in Douglas Place enjoy wonderful long gardens to the front - these are located across the road at the front of the cottage and are a unique addition to each property.
These gardens are owned by Arran Estates and was originally leased to each cottage owner.
There is a timber garden shed in this garden housing garden equipment.

Services

12 Douglas Place is connected to mains electricity, water and drainage. Heating is provided via a variety of wall mounted electric heaters and this is supplemented by the log burning stove in the lounge.

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///potential.fruitcake.encoder

Floor Plan

Floor plan is not to scale and is to be used for guidance only.
Room sizes are approximate.

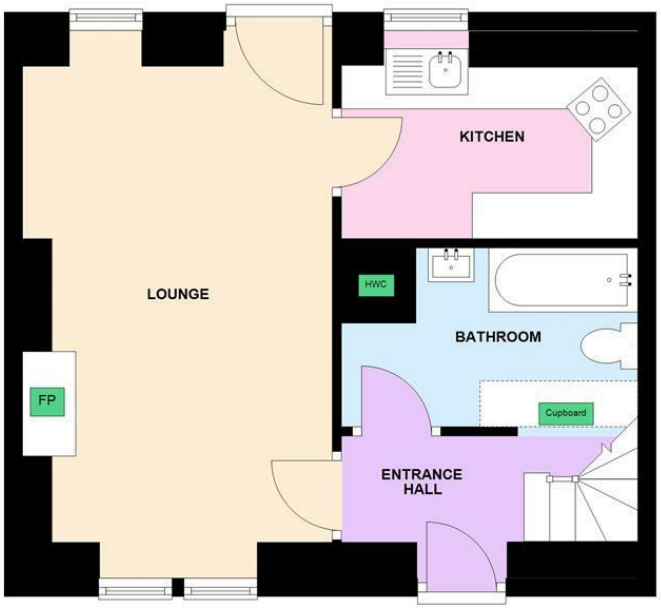
Cal Mac travel details

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

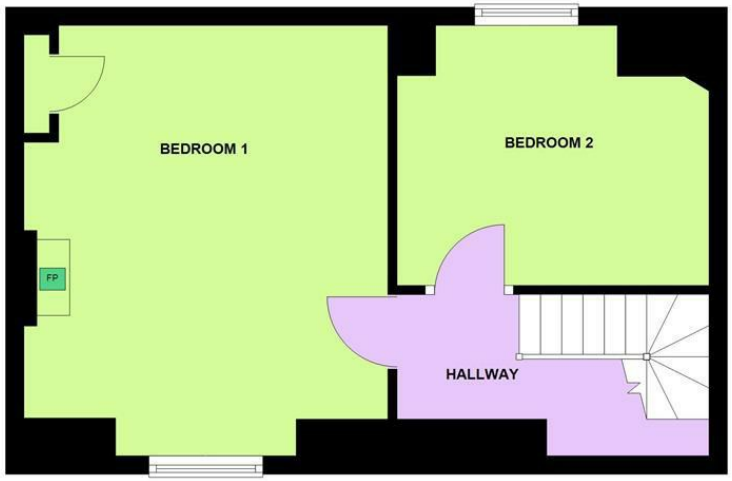
Viewings by appointment

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.

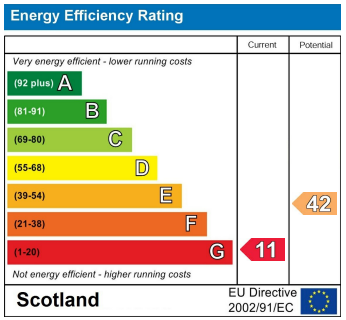
GROUND FLOOR



FIRST FLOOR



TOTAL AREA: APPROX. 73.4 SQ. METRES (790.4 SQ. FEET)



DIRECTIONS

From Brodick pier turn right and proceed through the village passing Brodick Golf Clubhouse on the right hand side. Proceed for a further 500 metres, turn left immediately before the school into Douglas Place and carry on past the house 'Stronach' where 12, Douglas Place is along the terrace, on the right, at the break in the terrace.
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CONTACT

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