Gushetneuk,
Auchrannie Road,
Brodick,
KA27 8BZ

Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

3 Bed Bungalow located in Brodick

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++UNDER OFFER++
Situated on the popular Auchrannie Road in the picturesque village of Brodick, this charming timber bungalow offers a delightful blend of retro original features and modern comfort. Built in 1975, the property has been well maintained over the years, making it a perfect choice for families seeking a spacious home with character.

The bungalow boasts a versatile layout, with a spacious dining kitchen, lounge, dining room and conservatory, providing ample space for relaxation and entertaining. With three generously sized bedrooms, there is plenty of room for family members or guests. The two bathrooms ensure convenience for daily living, catering to the needs of a busy household.

The standout qualities of this property are its location, versatility and potential for further development within the substantial plot. While it is already a spacious family home, there is scope to enhance and personalise the space to suit your lifestyle. Whether you envision a contemporary extension, new build or simply wish to update the interiors, the possibilities are endless.

The location in Brodick is simply idyllic, secluded and private,yet close to neighbours and the village amenities, surrounded by stunning natural beauty of Arran offering a peaceful retreat from the hustle and bustle of everyday life. This bungalow is not just a house; it is a place where memories can be made and cherished for years to come.

In summary, this well-maintained bungalow on Auchrannie Road presents an excellent opportunity for those looking to invest in a family home with character and potential. Don't miss the chance to make this charming property your own.

Entrance hallway
6' x 32'10" overall
The front door opens into a spacious entrance hallway accessing all the accommodation within.
There are two large cupboards one of which houses the hot water cylinder. A door to the rear of the hallway leads out to the conservatory and on to the gardens.

Lounge
15'7" x 19'2"
A spacious lounge to the front of the property, with feature stained glass windows and a wood burning stove for cosy nights in.

Kitchen
22'6" x 12'8"
The kitchen is to the front of the bungalow with dual windows overlooking the gardens. The kitchen opens into the dining room, with doors to both hallway and through to the integral garage.
It is fitted with the original retro 70's wall and base units and a breakfast bar. There is space for a seating area or even a large dining table making this a versatile room. Historically the multi-fuel stove when connected supplied the hot water via a back boiler.

Dining room / Bedroom 4
7'10" x 12'8"
With access from the hallway to the front of the bungalow the dining room opens through to the kitchen. This opening could be closed and the room re-purposed to a fourth bedroom or even a study.

Conservatory
7'3" x 14'3"
Accessed via the hallway or from the french doors in bedroom 3, the conservatory is timber lined creating a cosy snug looking out over the rear gardens. Patio doors to the side access the gardens.

Laundry
6'6" x 5'11"
Accessed via the integral garage the laundry is fitted with two Belfast sinks and a traditional drying pulley with a washing machine and tumble dryer.

Garage/ workshop
18'8" x 27'5" overall
The integral garage is fitted with an up and over door, along with two external doors; one to the front and one to the rear gardens. There is power and light to the garage and it has been partitioned to create a large cupboard accommodating the Solar PV controls and storage areas.

Bedroom 1
12'11" x 14'5"
Double bedroom to the rear of the bungalow with built in wardrobes.

Bedroom 2
11'11" x 10'5"
Double bedroom with a window over looking the rear gardens and built in wardrobes.

Bedroom 3
11'11" x 10'6"
Double bedroom with French doors to the conservatory and built in wardrobes.

Shower room
The spacious shower room has a frosted window to the rear of the bungalow and is fitted with a large walk in shower and white suite. It is partially tiled and wall boarded.

W.C.
3'11" x 4'8"
Off the hallway to the rear and fitted with a coloured suite.

Garden
The gardens are extensive and relatively flat mostly laid to lawn bounded by beech hedging and fencing. To the front of the garage there is off road hard stand parking for several vehicles. To the rear there is a paviour patio area and raised vegetable beds. Within the grounds, there is a further timber shed and timber log store.

Services
Gushetneuk is connected to mains electricity, water and drainage. Central heating is by the oil fired boiler located within the garage, supplying radiators throughout. This is supplemented by the wood burning stove in the lounge. Hot water is via electric immersion or within the kitchen there is a secondary wood burning stove with back boiler, which does require to be reconnected to the flue for operational purposes. Gushetneuk also benefits from Solar PV panels off setting the cost of electricity and connected to a feed in tariff.

Council Tax
The property is rated “E” band paying £2775.29 including water and waste water in 2025/26.

A little more information

Gushetneuk is conveniently situated being close to all the village amenities of Brodick and the Auchrannie Resort with its excellent leisure facilities. It is a short walk to the bowling green, tennis courts, 18 hole golf course and library. There are many restaurants, shops and pubs in Brodick, which also has one of the island's petrol stations and the largest of the three Co-ops. 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.

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///atlas.gliders.hires

Floor Plan

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

Viewings by appointment

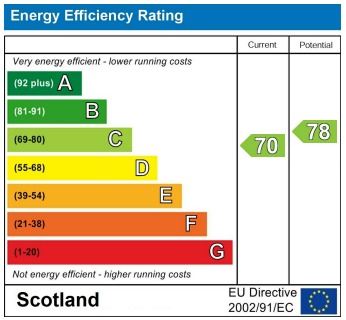
Please note that viewings are strictly by appointment.
The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention 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

GUSHETNEUK - GROUND FLOOR

TOTAL AREA: APPROX. 207.8 SQ. METRES (2236.5 SQ. FEET)



DIRECTIONS

From Brodick Pier turn right, proceed through the village and passing Brodick Golf Club House on the right, take the next left Auchrannie Road and proceed for approximately 250 metres, where Gushetneuk is on the right hand side.
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