



Greenways  
Cottage,  
Brodict,  
Isle Of Arran,  
KA27 8DW



**Arran**  
ESTATE AGENTS   
ISLAND OWNED & RUN SINCE 1990

One bedroom  
detached bungalow  
located in Brodick



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

Situated in the vibrant village of Brodick on the Isle of Arran, Greenways Cottage is a charming and spacious home in a lovely secluded spot. This delightful detached bungalow is ideally located near the renowned Brodick Golf Course, the award winning Auchrannie Resort and is within easy reach of local amenities, making it a perfect choice for both relaxation and convenience.

Upon entering the property, you are welcomed by a front entrance porch that leads into a functional hallway. The accommodation features a well-appointed bathroom, a comfortable lounge/dining area, and a contemporary kitchen, all designed to create a warm and inviting atmosphere.

The exterior of Greenways Cottage is equally appealing, boasting an enclosed rear garden that offers a private outdoor space for gardening or leisurely afternoons. Additionally, there is a timber shed at the front, providing useful storage, and a shared driveway with off road parking for convenient access.

This property is perfect for individuals or couples looking for a serene lifestyle in a beautiful setting. With its blend of comfort, practicality, and proximity to local attractions, Greenways Cottage is a wonderful opportunity not to be missed.

Currently, Greenways Cottage is a popular holiday rental with a current Short-Term Let License.

#### **Porch**

4'3" x 4'5"

A bright entrance porch, with a window to the front, offering the perfect place to hang outdoor jackets!

#### **Hallway**

3'8" x 7'0" overall

Giving access to all accommodation within, the hallway also features large storage cupboards.

#### **Lounge / Dining Room**

14'1" x 17'11" overall

This is a lovely open plan room with a dining area and a cosy seating area.

This room flows into the kitchen area and boasts double glazed French doors to the outside patio area.

#### **Kitchen**

7'6" x 8'11" overall

The open plan layout makes this contemporary kitchen, with bright window to the front, both functional and very aesthetically pleasing.

#### **Sun Room**

5'7" x 9'10"

To the rear of Greenways Cottage, the sun room catches the afternoon and evening rays! It can be accessed from the lounge or from the garden.

#### **Bathroom**

4'11" x 8'0"

The bathroom, with white three piece suite including electric shower over bath features a glazed window for natural light and ventilation.

#### **Bedroom**

8'10" x 13'11"

The delightful, good sized, double bedroom has dual aspect windows and built in storage.

#### **Garden**

Greenways Cottage enjoys a shared front gravelled access driveway. There is a timber shed for garden storage and to the rear of the property is an enclosed courtyard which benefits from the sun in the afternoon and evening.

#### **A little more information**

Greenways Cottage formally known as Rose Cottage, is private yet within a short flat walk 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 at Brodick Village Hall 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.

### 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)

### Floor Plan

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

### Services

Greenways Cottage is connected to mains electricity, water and drainage. Heating is by the wall mounted panel heaters throughout.

The heaters in the lounge and hall can be regulated by using mobile phone.

### 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.

### What3words///

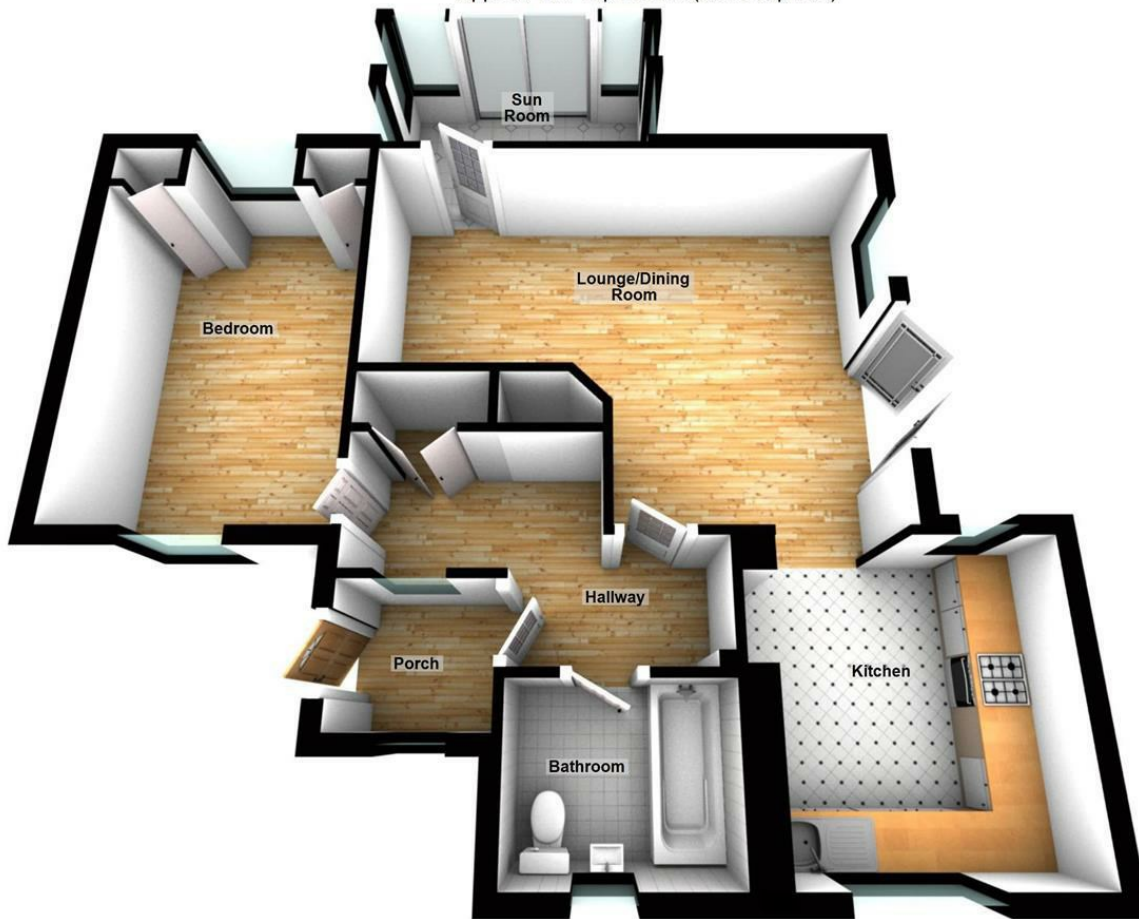
Every 3 metre square of the world has been given a unique combination of three words.

Used for navigation, here are the words for this property:

What3words///follow.clothed.willpower

# Greenways Cottage

Approx. 60.7 sq. metres (653.5 sq. feet)



Total area: approx. 60.7 sq. metres (653.5 sq. feet)

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	38	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	

## DIRECTIONS

From Brodick pier turn right and proceed for approximately one mile through the village passing the clubhouse and golf course on the right-hand side. Greenways Cottage is the second driveway on the left hand side. The driveway is shared therefore we kindly request your consideration when parking.

## CONTACT

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