17, Brathwic Place,
Brodick,
Isle Of Arran,
KA27 8BN

Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

# 3 Bed
# House - Semi-Detached
# located in Brodick

Located in the charming and busy village of Brodick on the Isle of Arran, this delightful semi-detached home at 17 Brathwic Place presents an exceptional opportunity for those seeking a home, a serene retreat, or a picturesque getaway. The property boasts three generously sized double bedrooms, providing ample space for family and guests alike.

The well-appointed layout includes a welcoming lounge/dining room which is ideal for relaxation and entertaining. With two bathrooms, convenience is at the forefront, ensuring that morning routines and guest visits are effortlessly accommodated.

Set in an elevated and peaceful residential area, this home enjoys the benefits of tranquillity while still being within easy reach of local amenities and the stunning natural beauty that Arran has to offer. The south-facing gardens are a particular highlight, allowing for plenty of sunlight throughout the day, making it a perfect spot for gardening enthusiasts or simply enjoying the outdoors.

This property is not just a house; it is a place where memories can be made, whether you are starting a new chapter in life, seeking a peaceful retirement, or looking for a holiday home to escape to. With its appealing features and idyllic location, 17 Brathwic Place is a must-see for anyone looking to embrace the charm of island living.

## Entrance hallway
6'5" x 16'9" overall
Steps lead up to the front door opening into a wide hallway with stairs up to the upper floor. There is a large storage / linen cupboard to the rear of the hallway and plenty of space under the stairs for storing all of your outdoor gear, coats and shoes.

## Lounge/ dining room
20'7" x 13'3" overall
The spacious lounge / dining room has dual aspect picture windows flooding the space with natural light over looking the south facing front and rear gardens.
An open partition defines the areas and the lounge area to the front is fitted with a wood burning stove to enjoy cosy nights in beside for additional heat.

## Kitchen
To the rear of the hallway the kitchen overlooks the rear garden and has a door out. It is fitted with wall and base units, an electric cooker, with plumbing for a washing machine and boasts plenty of room for a breakfast table and freestanding appliances.

## Shower room
5'8" x 7'8"
A spacious shower room with a window to the rear of the property. Fitted with a white suite and large shower cubicle.

## Bedroom 1
10'3" x 10'9"
Ground floor double bedroom with a built in wardrobe to the front of the property. A versatile room that could also be a home office or second lounge/ reception room.

## Upper hallway
2'11" x 2'10"

## Bedroom 2
14'7" x 10'2" overall
A spacious double bedroom with a built-in wardrobe and access to the attic storage space. The dormer picture window to the rear, floods the room with natural light.

## Bedroom 3
14'8" x 14'1"
A spacious double bedroom with built-in double wardrobes and boasts a dormer picture window taking in the wonderful views to the rear and partial sea view.
There is hidden storage and access to the attic space within the walls and a large cupboard which accommodates the hot water cylinder.

## Ensuite bathroom
7'5" x 5'6"
The ensuite bathroom is partially tiled with a frosted dormer window to the rear and fitted with a white suite with an electric shower over the bath.

## Garden
17 Brathwic Place enjoys a neat garden which is relatively flat bounded by fencing, hedging and shrubs. There are front, rear and side gardens, are mostly laid to lawn with flower and shrub beds bordering. To the rear there is one large timber shed with power and a second smaller timber shed.

## Services
17 Brathwick is connected to mains electric, water and drainage. Hot water and heating is via electric with panel heaters and storage heater throughout, this supplemented by the wood burning stove in the lounge.

## Council Tax
The property is rated “C” band paying £1914.80 in 2025 / 2026 including water and waste water.

## A little more information
17 Brathwic Place is located in Brodick, one of the larger villages in a popular elevated residential area close to all the village amenities/ Brodick enjoys, excellent leisure facilities including tennis and bowling facilities, the 18-hole golf course and those at the Auchrannie Resort and the Ormidale Park . Brodick village’s amenities include a well used

community village hall, library, bank, shops, hotels, restaurants and bars, garage and fuel station.

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 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///reputable.fool.opened

## Floor Plan

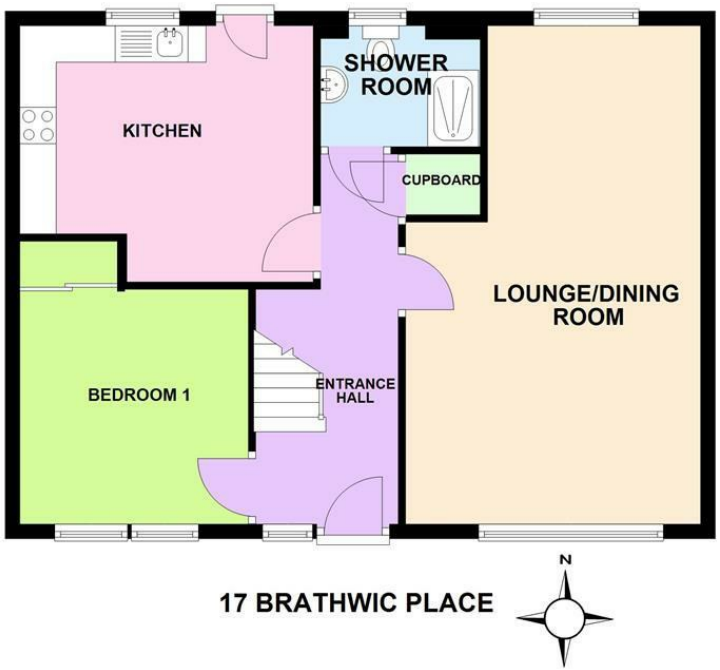
Floor plan is not to scale and is to be used for guidance only. Room sizes are approximate.

## 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

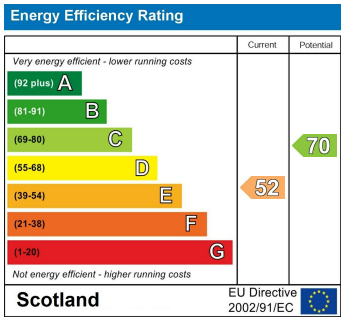
If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.
Caledonian MacBrayne Tel: 01770 460 361 www.calmac.co.uk




17 BRATHWIC PLACE

17 BRATHWIC PLACE UPPER FLOOR

TOTAL AREA: APPROX. 97.0 SQ. METRES (1044.4 SQ. FEET)




## DIRECTIONS

From Brodick Pier, turn right and then immediately left up Alma Road beside the Co-op. Proceed round to the right and take the first left and travel up to the top of hill and follow road round to left along Brathwic Place, number 17 is on the left hand side about 100m along the road. What3words///reputable.fool.opened

## CONTACT

Invercloy House Brodick
Isle of Arran
North Ayrshire
KA27 8AJ

E: sales@arranestateagents.co.uk
T: 01770 302310
www.arranestateagents.co.uk

Arran ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990