



3, Alma Terrace,  
Brodick,  
Isle Of Arran,  
KA27 8BA



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

Red sandstone  
historically listed  
two bedroom  
terraced home  
located in Brodick



## UNDER OFFER

Perfectly located in the heart of Brodick, this beautifully presented Victorian mid-terrace house, built in 1856, offers a unique blend of historical character and modern comfort. With two well-appointed bedrooms and two bathrooms, this property is ideal for families or those seeking a peaceful retreat on the Isle of Arran. The property has been sympathetically renovated with underfloor heating throughout the ground floor, a modern air source heating system, as well as upgraded bathrooms and kitchen.

From the entrance hallway, there is a warm and inviting lounge that exudes charm and character, featuring a wood burning stove this is the perfect for relaxing. The elevated position of the home provides stunning views over Brodick Bay, the majestic Goatfell, and the historic Brodick Castle, creating a picturesque backdrop that changes with the seasons.

The delightful gardens to the rear are a true highlight, lovingly tended and offering a serene space for outdoor enjoyment. Additionally, the timber garden bothy adds a touch of rustic charm and can serve as a perfect space to unwind and even accommodate some extra overnight guests!

Situated in a central village location, this home is conveniently close to local amenities, making it easy to enjoy the vibrant community life that Brodick has to offer.

### Entrance hallway with office space

8'11" x 20'8" overall

A bright and airy entrance with stairs leading up to the upper floor. More than just a hallway, the space widens under the stairs and the owners have created a handy work space/study area.

### Lounge

11'7" x 13'6"

To the front of this characterful home, the lounge has views across the bay and towards Goatfell, and boasts a recently installed inset woodburning stove. The perfect room to relax in!

### Shower room

5'1" x 6'6"

Modern walk-in family shower room with complementary grey tiles and decorative flooring with controllable electric chrome towel rail.

### Kitchen / dining room

11'11" x 16'7" overall

This delightful room is to the rear of 3 Alma Terrace has been tastefully and cleverly renovated creating a large and welcoming kitchen / dining space. The kitchen features and array of elegant sage coloured wall and base units, with timber effect worktop, integrated dishwasher, electric, double oven and ceramic hob. A window over the sink provides plenty of natural light and views towards the gardens and rear parking.

### Utility room

5'9" x 12'7"

A useful room with access to the rear parking area and gardens. Fitted with plenty of floor and wall units, with space for a washing machine and large freezer, there is an inset Belfast sink and a traditional drying pulley.

### Utilities cupboard

4'9" x 5'6"

Housing the air source heating equipment and hot water tank, there is also plenty of extra storage for outdoor gear.

### Bedroom one

8'7" x 14'9" overall

A lovely bright double bedroom to the rear of the property with triple fitted wardrobe. Both bedrooms enjoy the garden views.

### Bedroom two

8'7" x 15'0" overall

The second bright double bedroom, this one with a triple fitted wardrobe.

### Toilet

5'6" x 4'4"

A useful first floor toilet with fitted vanity unit with a roof window providing natural light.

### Upper storage cupboard

6'6" x 20'2" overall

A great space which is shelved and railed for extra storage, leading to eaves storage for bedding, Christmas decorations etc. - this cupboard can be accessed from the upper landing and the stairs.

### Garden

At the rear of the property, steps take you to a lovely walled and private patio area and just beyond are designated parking spots for at least two cars.

From the car park a meandering path leads you through three distinct gardens planted with lawn areas and flower beds planted with a profusion of plants, trees and shrubs. These gardens also benefit from a potting shed and a few other timber sheds. The gardens enjoy a southerly aspect and stunning elevated views across to Goatfell and the mountain range beyond.

Hidden away at the end of the gardens is a timber built "bothy" a perfect reading room from where to enjoy the breath-taking viewings in absolute tranquillity. The bothy is cosy and well built, making it ideal for accommodating for an additional overnight guests!

### Council tax

3 Alma Terrace is rated "C" band paying £1914.80 in 2025/26 including water.

### Services

Connected to mains electricity and water, drainage is to a communal septic tank which is adopted by North Ayrshire Council and payment is due directly to them for emptying.

3 Alma Terrace is highly insulated and has recently been fitted with an efficient air source heat pump for hot water and heating, with under floor heating on the ground and radiators on the upper floor.

This is supplemented by the wood 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///fidgeted.suspended.apart



### A little more information

Built around 1856, 3 Alma Terrace is located in Brodick, one of the larger villages. The terrace is listed 'B' by Historic Scotland as being a building of special architectural or historic interest.

Brodick being one of the main villages on Arran, enjoys many village amenities, including being the main ferry link to the mainland, with a bank, a selection of shops, restaurants and bars. There are also a number of excellent leisure facilities including tennis and bowling facilities, the 18-hole golf course and those at the Auchrannie Resort and the Ormidale pavilion.

Brodick has a primary school with early years classes and the secondary school with UHI Argyll campus 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.

### 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.

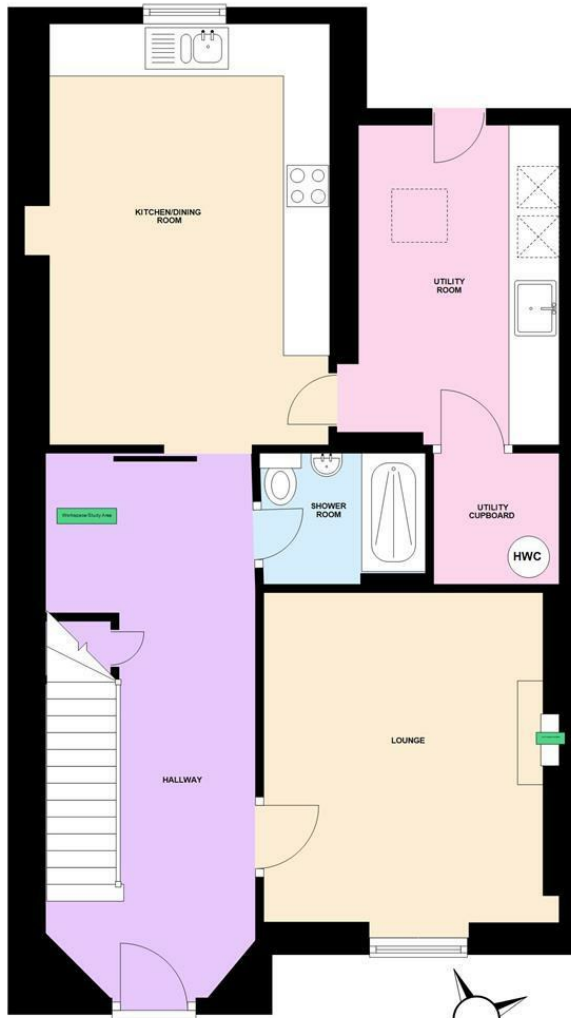
The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be 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.

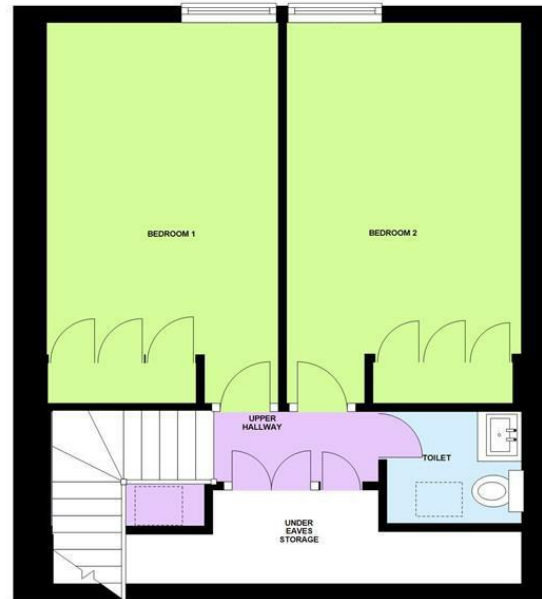
Caledonian MacBrayne Tel: 01770 460 361 [www.calmac.co.uk](http://www.calmac.co.uk)





3 ALMA TERRACE GROUND FLOOR

3 ALMA TERRACE UPPER FLOOR



TOTAL AREA: APPROX. 111.2 SQ. METRES (1197.2 SQ. FEET)

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 76                      | 84        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>Scotland</b>                             |  | EU Directive 2002/91/EC |           |

### DIRECTIONS

From Brodick Pier turn right and then first left up Alma Road beside the Co-op. Follow the road as it bears right where Alma Terrace is on the left-hand side. Number 3 is the third last house in the terrace.  
[What3words.com/fidgeted.suspended.apa](http://What3words.com/fidgeted.suspended.apa)

### CONTACT

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