



7, Brathwic Place,
Brodick,
Isle of Arran,
KA27 8BN



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

2 Bed Bungalow located in Brodick



NEW PRICE - GREAT OPPORTUNITY ON ARRAN

Welcome to 7 Brathwic Place in Brodick on the Isle of Arran. Whether you're taking your first step onto the property ladder or looking to enjoy the ease of single-level living in retirement, this delightful two-bedroom home is sure to appeal.

Situated in a popular residential area within the heart of Brodick village, the property offers well-planned, versatile accommodation that makes excellent use of every square foot. The bright and welcoming interior includes two comfortable bedrooms, a stylish contemporary shower room and flexible living spaces designed to suit a variety of lifestyles.

A real bonus is the detached garden room, offering endless possibilities as a home office, studio, hobby room, playroom or peaceful retreat, adapting effortlessly to your changing needs.

Outside, the property benefits from private gardens, off-road parking and a sought-after village location, placing local shops, amenities, the seafront and transport links all within easy reach.

Combining comfort, practicality and flexibility, this is an excellent opportunity to secure a home that is equally well suited to first-time buyers, downsizers or anyone seeking a low-maintenance property in one of Arran's most desirable villages.

Hall

19'8" x 6'2"

The front door opens into a spacious central hallway accessing all the accommodation. There is plenty of room to hang coats and even a small study/ desk area as well as two large cupboards one of which houses the hot water cylinder.

Lounge

15'9" x 12'5"

The spacious lounge has plenty of room for a dining area as well as a cosy seating area. It is bright and airy with the dual aspect picture windows overlooking the front and side gardens and enjoys the focal point of an open fire for those cosy nights in.

Kitchen

8'10" x 10'1"

To the rear of the bungalow and off the lounge, the kitchen is fitted with wall and base units and has an integrated oven and electric hob. There is plenty of room for a freestanding fridge/freezer and undercounter dishwasher and washing machine.

Side entrance vestibule

3'7" x 3'3"

Off the kitchen the side entrance vestibule opens out to the gardens and driveway.

Store room

6'2" x 3'3"

Off the side entrance the store room, is a handy space for hanging coats and has plenty of room for all your everyday essentials of maintaining a family home.

Bathroom

6'2" x 6'2"

The bathroom is to the rear of the bungalow and has a frosted window. Fitted with a white suite with a shower of the bath and fully wet wall boarded.

Bedroom 1

11'9" x 9'6"

Spacious double bedroom to the front with a picture window and a built in wardrobe.

Bedroom 2

11'9" x 9'6"

A second spacious double bedroom with built in wardrobe and window over looking the rear gardens.

Garden

Number 7 benefits from a large garden with paved driveway to the side and off road parking for several vehicles. To the front the garden is mostly laid to lawn with flower beds planted with mature shrubs and trees. To the rear the relatively flat garden is laid to lawn with a raised composite deck enjoying the afternoon evening sun. There are raised flower bed borders planted with a mature shrubs. A spacious insulated timber garden room with power offers additional living space or even a studio/ workshop and space to work from home.

Services

7 Brathwic Place is connected to mains electricity, water and drainage. Hot water and heating is by electric with storage heaters throughout. This is supplemented by the open fire within the lounge.

Council Tax

The property is rated band B paying £1,818.56 in 2026/27 including waste and water charges.

A little more information

7 Brathwic Place is located in the vibrant village of Brodick the home of Arran's main ferry terminal to the mainland. No.7 enjoys an elevated location in a popular residential area, a short distance from the ferry terminal and all the other amenities of the village and beach. The excellent amenities include a choice of sport facilities including tennis and bowling, the 18-hole golf course and those at the Auchrannie Resort and the Ormidale Park, a well used community village hall, library, bank, shops, hotels, restaurants and bars, garage and fuel station.



Brodict 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///glows.level.girder

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



7 BRATHWIC PLACE



TOTAL AREA: APPROX. 70.4 SQ. METRES (757.8 SQ. FEET)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		

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 7 is the third property on the left hand side about 50m along the road.
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