



Woodlea,
Brodict,
Isle Of Arran,
KA27 8BX



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

Two Bedroom Detached Bungalow located in Brodict



Set in an elevated position at Mid Mayish, in the heart of Brodict village, Woodlea is a beautifully presented two-bedroom detached bungalow with gorgeous views across Brodict Bay towards Goatfell and Brodict Castle.

The cottage was fully renovated in 2022 with contemporary Karndean flooring and modern electric heating installed throughout - more recently in March this year, the owners installed solar panels, with battery storage, which have vastly reduced the running costs for this immaculate home.

There's a driveway for off-road parking, plus lovely, well-tended gardens to both the front and rear.

This is a wonderfully versatile home, equally well suited to couples or small families looking for a permanent island base, as it is to those seeking a holiday home or holiday let opportunity on Arran.

Inside, the accommodation includes an entrance vestibule leading into the hallway, a bright lounge/dining room with those fabulous Goatfell views, a fitted kitchen and two good-sized double bedrooms, both with built-in storage.

A cracking bungalow, in a cracking location, with views that are hard to beat.

Vestibule

5'6" x 4'7"

With modern composite door and access to a hand vestibule with space for jackets and outdoor shoes,

W.C.

5'0" x 2'7"

A neat, but very handy w.c. with frosted glazed window to the front.

Hallway

3'10" x 9'11" overall

Central hallway with access to all accommodation, this generous space benefits from the glazed panel doors allowing the natural light to flood in.

Lounge / dining room

16'0" x 15'10" overall

An utterly gorgeous room to relax and to dine in, with picture window and door opening on to the elevated timber decked patio, all taking in the wonderful views of Brodict Bay and Goatfell.

Kitchen

9'9" x 11'6"

A well equipped galley style kitchen with gable window and front window taking in the views.

Shower room

8'3" x 5'8"

Contemporary shower room with frosted window to the side.
Includes a large cupboard.

Bedroom 1

10'11" x 8'11"

Bright double bedroom with views to the front of Woodlea and two clever built-in storage cupboards.

Bedroom 2

10'11" x 13'8"

Second well proportioned double, configured as twin bedroom, which includes the keycoded housekeeping cupboard if needed.

Garden

Woodlea enjoys well tended enclosed grounds which catches the sun (and the views!) all day long.

To the front, the cottage enjoys a variety of easy care flowering plants shrubs, as well as off road parking.

The rear of the property is enclosed with timber fencing, perfect for small children or for pets, mainly laid to lawn with patio areas.

Floor Plan

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

Services

Woodlea is connected to mains electricity, water and drainage. The property enjoys modern electric wall mounted radiators throughout and hot water is on demand. Solar panels were installed in March 2026, with a 5kw battery, offsetting the running costs considerably.

Short term let holiday license

Woodlea comes with a short-term let license, presenting a unique opportunity for those considering rental options.

Although not being sold as a business, the property could be offered as a turnkey solution, with all fixtures, fittings, furniture, and equipment available by separate negotiation.

The STL License is issued by North Ayrshire Council, and last for 3 years (was renewed on May 2026) and if the new buyer wishes to continue operating the cottage as a STL, our seller (Host) will apply for a Variation of the licence, inviting North Ayrshire Council to substitute the new buyer as the Host.

A little more information

Woodlea enjoys a wonderfully convenient yet elevated position in Brodict, Arran's main village, combining easy access to local amenities with lovely views and the feeling of being slightly tucked away from the bustle of village life.

Brodict is very much at the heart of island life and offers an excellent range of everyday amenities, including independent shops, cafés, restaurants, hotels and bars, together with the ferry terminal providing regular connections to the mainland. For those who enjoy the outdoors, there is certainly no shortage of choice, with an 18-hole golf course, tennis and bowling clubs, beautiful woodland and coastal walks, and the extensive leisure and spa facilities at Auchrannie Resort all close at hand. The village is also the gateway to some of Arran's best-known scenery, with Brodict Bay, Brodict Castle and the dramatic backdrop of Goatfell all forming part of the local landscape.

Families are well catered for, with Brodict Primary School providing early years and primary education, while secondary pupils attend Arran High School in nearby Lamlash, with school transport available.

Often described as 'Scotland in Miniature', the Isle of Arran offers an enviable way of



life. From rugged mountain peaks and sweeping beaches to sheltered bays, forests and peaceful countryside, the scenery is wonderfully varied. Add to this a thriving local community, excellent food and produce, sporting and outdoor pursuits and a busy calendar of island events, and it is easy to see why Arran is such a special place to call home.

Woodlea's location makes the most of all of this – peaceful and elevated, yet with the centre of Brodick and everything the village has to offer within easy reach.

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

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///

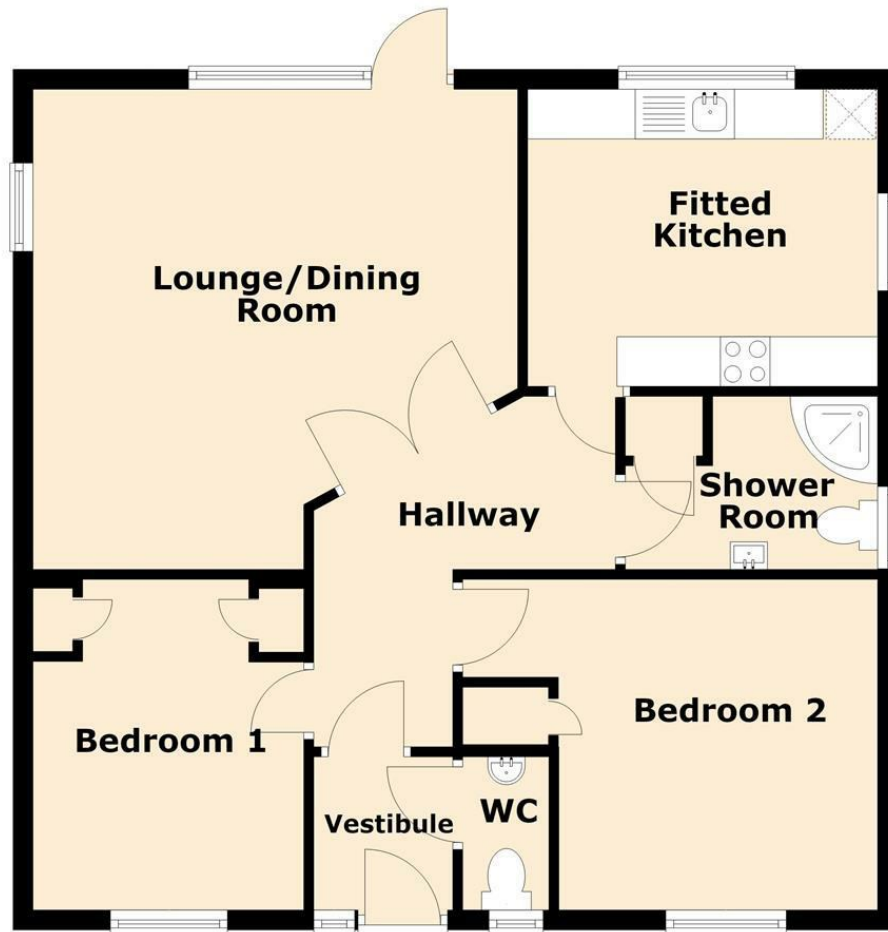
Every 3 metre square of the world has been given a unique combination of three words.

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

What3words///candle.desire.boast



Woodlea, Brodick



Total area: approx. 70.3 sq. metres (756.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	71	
(55-68) D		
(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 travel through the village. Turn left at the 'Old Post Office' and then the first right up the hill passing Glenartney on the left. Woodlea is just on the track road, first on the left.

CONTACT

Invercloy House Brodick
Isle of Arran
North Ayrshire
KA27 8AJ

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

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