2 Mid Mayish Cottage,
Brodick,
Isle of Arran
KA27 8BX

Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

2 Bed Terraced Cottage located in Brodick

Brodick

2

1

1

D

UNDER OFFER

Priced to sell, substantially below the Home Report value, this is an exceptional and 'ready to go' income generating property!

Situated in the picturesque village of Brodick, this charming two-bedroom cottage offers an exceptional opportunity for both first-time buyers and those seeking a delightful holiday let. The property is in truly walk-in condition, allowing you to settle in with ease and comfort.

Located in an elevated location, the house boasts expansive views over the stunning Goatfell and the surrounding mountain range, providing a breath-taking backdrop to your daily life. The vibrant village amenities are just a stone's throw away, ensuring that you have everything you need within easy reach, from local shops to delightful eateries.

This property is not only a perfect first home for a young family, or for a more mature couple wishing to downsize but also presents a fantastic opportunity for those looking to invest in a popular holiday let. With its appealing features and prime location, it is sure to attract visitors seeking the beauty and tranquillity of Brodick.

In summary, this house combines modern living with the charm of village life, its super well connected location making it an ideal choice for anyone looking to embrace the beauty of the Isle of Arran. Don't miss the chance to make this lovely property your own.

2 MID MAYISH COTTAGE

Entrance Hall
9'7" x 13'5"
From the partially glazed modern front door, this is a well proportioned hallway with access to all of the accommodation within.
There us a large under-stair cupboard. The grey timber effect flooring and white woodwork add to the clean lines creating an elegant first impression.

Bedroom 1
9'8" x10'2" overall
To the front of the cottage, this lovely room boasts two window offering the stunning views towards Goatfell and the hills beyond.
There is also ample built in storage.

Bedroom 2
9'7" x 11'3" overall
The second double lovely room, also with built in storage, has views to the rear.

Shower Room
8'1" x6'6" overall
The contemporary shower room is another indicator of the investment made in this stylish cottage, with a frosted window to the rear providing natural light and ventiation

Upper Floor - Open Plan Living Area
18'0" x 19'1" overall
Accessed via the carpeted stairs, the grey timber effect floored upper accommodation is beautifully presented.
2 Mid Mayish Cottage is presented in walk-in true condition.
This generous and welcoming room has a cosy seating area, dining and well fitted kitchen with all of the built in white goods which you would expect including dishwasher, fridge/freezer and modern oven and hob.
Patio doors open onto the elevated timber deck which enjoys the sun all day, and the front of the property boasts stunning views of Goatfell and across Brodick Bay.

Garden
2 Mid Mayish Cottage enjoys low maintenance gardens with parking to the front.
To the rear of the property is an enclosed gadren, including seating area, which benefits from the sun in the afternoon and evening.

Services
The cottage is connected to mains electricity, water and drainage. There is a modern electric heating system, supplying radiators throughout.

Council Tax
2 Mid Mayish Cottage is currently a holiday letting property, with an STL licence and non domestic business rates already secured for the year ahead.
* The STL License is issued by North Ayrshire Council 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
2 Mid Mayish Cottage is located in Brodick, with excellent leisure facilities including tennis and bowling facilities, the 18-hole golf course and those at the Auchrannie Resort, Brodick village's amenities include banks, shops, hotels, restaurants and bars. 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 cottage boasts excellent reviews on Cottages on Arran (https://www.cottagesonarran.co.uk/) and is being sold as a turnkey property.

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. The Isle of Arran, Scotland is one of the most southerly Scottish islands and sits in the Firth of Clyde between Ayrshire and Kintyre. Arran is 19 miles long by 10 miles wide but has a remarkable diversity of landscapes and seascapes.
The pretty villages on Arran's beautiful coastline have an excellent selection of Arran accommodation and holiday cottages and are complemented by a rugged and mountainous interior in the north and green rolling hills and woodland in the south.
Whether you're looking to get away from it all, have an action-packed break, visit friends & family or just uncover the hidden delights, an Arran holiday really does have something for everyone.

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///diverting.royally.took

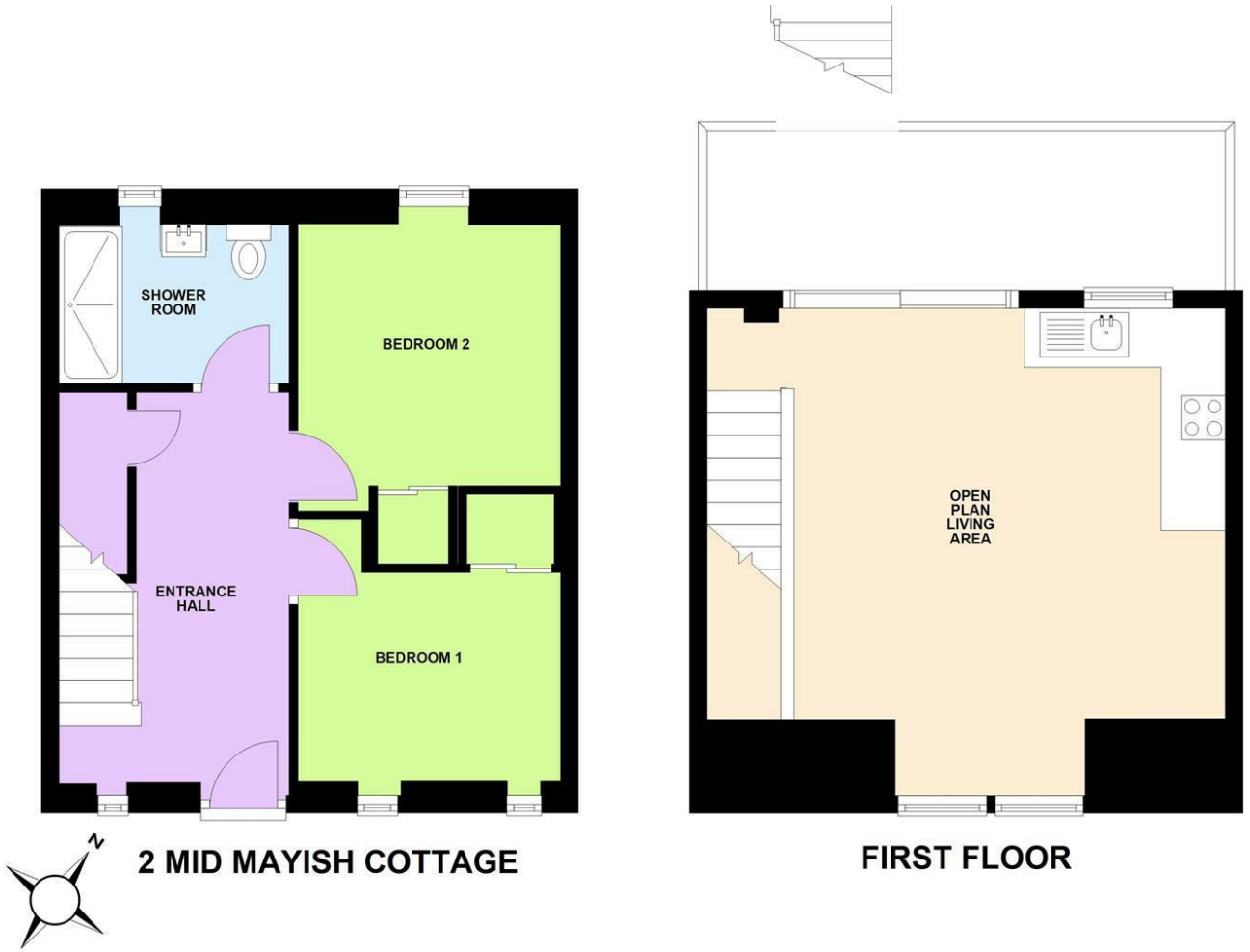
Floor Plan
Floor plan is not to scale and is to be used for guidance only. Room sizes are approximate.

Viewings by appointment

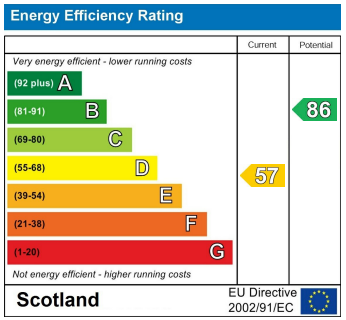
Please note that viewings are strictly by appointment.
The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention 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



TOTAL AREA: APPROX. 69.7 SQ. METRES (750.6 SQ. FEET)



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. 2 Mid Mayish Cottage is in a very quiet location approached from this private road. Used for navigation, here are the words for this property: What3words///diverting.royally.took

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