Wellingtonia Cottage,
Brodick,
Isle Of Arran,
KA27 8DW

Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

2 Bed
Cottage
located in Brodick

2

1

1

D

Welcome to Wellingtonia Cottage, a charming cosy retreat in the heart of the picturesque village of Brodick on the Isle of Arran. This delightful cottage offers a perfect blend of contemporary comfort and convenience, making it an ideal bolt hole for those seeking a peaceful getaway or a permanent residence.

The cottage features a welcoming lounge, a modern breakfasting kitchen and two cosy double bedrooms.

Wellingtonia Cottage is just a stone's throw away from the village amenities, allowing for easy access to shops, cafes, and local attractions. For golf enthusiasts, Brodick Golf Course is quite literally on the doorstep and for those that enjoy a bit of luxury, the Auchrannie Spa Resort is also just a short walk away,

The cottage is complemented by a lovely garden, providing a tranquil outdoor space to unwind and soak up the natural beauty of the Isle of Arran. Additionally, off-road parking ensures that you and your guests can come and go with ease.

In summary, Wellingtonia Cottage is a delightful property that combines the charm of cottage living with the convenience of a central location. Whether you are looking for a holiday retreat or a new home, this cottage is sure to impress. Don't miss the chance to make this lovely property your own.

Front entrance porch and w.c.

8'2" x 4'9"
The main entrance porch to the front has a window to the front of the cottage flooding the hallway with natural light. Off the porch is a small toilet with wash hand basin. A partially glazed doorway opens into the l-shaped hallway accessing all the accommodation within.

Lounge

8'3" x 16'6"
The cosy lounge is to the side with a window overlooking the front driveway and beyond across Brodick Golf Course.

Shower room

2'5" x 6'7"
Off the hallway there is a shower room.

Kitchen

11'2" x 6'7"
The dual aspect breakfasting kitchen enjoys a view to the front and side of the property and is fitted with white wall and base units with complementary black worktop and splashback, a built in electric oven and hob. There is space and plumbing for a freestanding washing machine and under counter fridge.

Bedroom 1

7'9" x 9'10"
A cosy double bedroom with window to the side of the cottage.

Bedroom 2

10'8" x 7'0"
A second double bedroom with window over looking the rear gardens.

Garden

To the front there is a shared gravel driveway with space for off road parking and turning. A paviour seating area to the side and to the rear there is a small, flat, lawned garden bounded by fencing, flowering shrubs and hedging.

Services

Wellingtonia Cottage is connected to mains electricity, water and drainage. Hot water and heating is supplied by radiators from an external oil-fired boiler, located to the rear of the cottage.

Council Tax

Wellingtonia Cottage is banded ‘C’ paying £1914.80 in 2025/26 including water and waste charges.

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///propose.riding.puddings

A little more information

Wellingtonia Cottage is well placed for access to all local amenities including bowling and tennis, shops, banks, pubs and restaurants and is within a short walk of the club house at Brodick Golf Club. Also within Brodick are the excellent leisure facilities at Auchrannie Resort. Brodick has its own early years classes and primary School – the High school being at Lamlash some four miles which pupils travel to daily by bus during term time.

Floor Plan

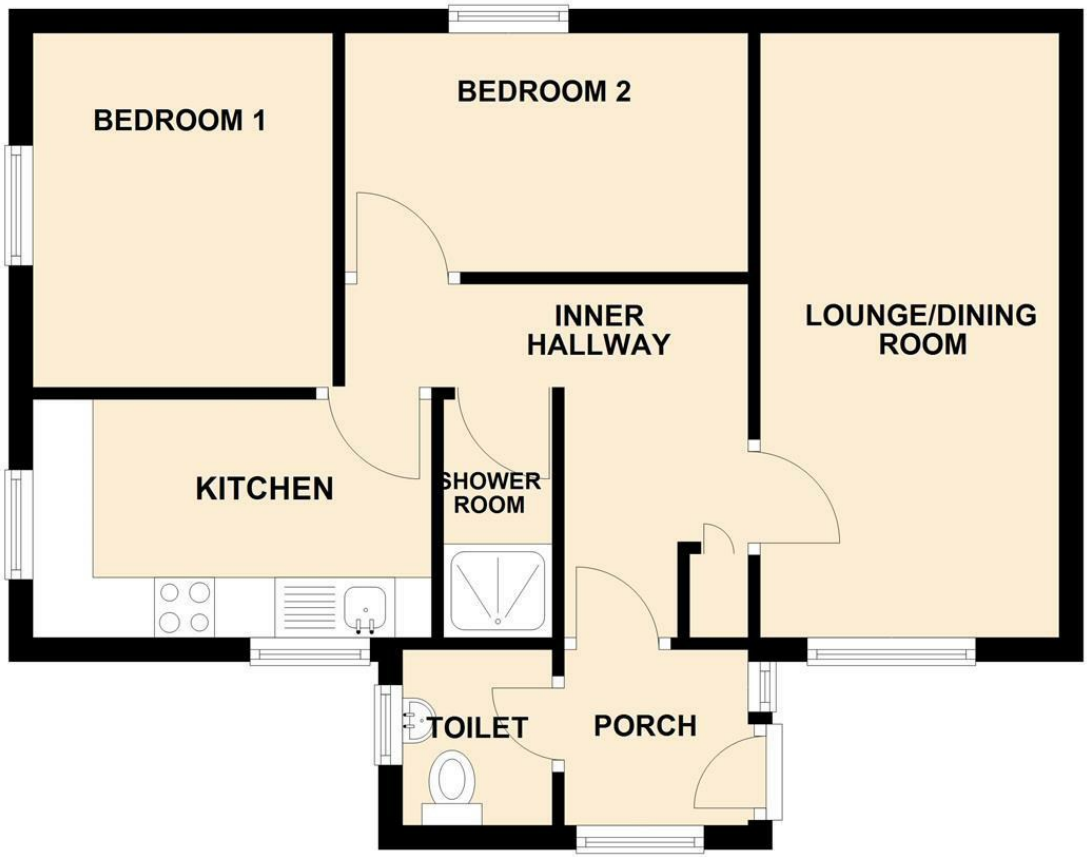
Floor plan is not to scale and is to be used for guidance only. Room sizes are approximate.

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

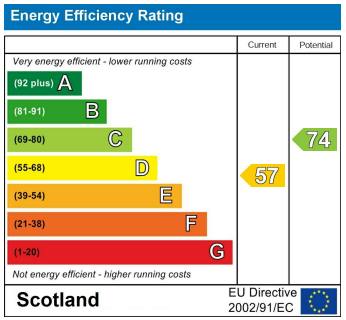
If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.
Caledonian MacBrayne Tel: 01770 460 361
www.calmac.co.uk



WELLINGTONIA COTTAGE

N

TOTAL AREA: APPROX. 47.5 SQ. METRES (511.7 SQ. FEET)



DIRECTIONS

From Brodick Pier turn right and proceed through the village passing Brodick Golf Club House on the right hand side and proceed for a further 200 metres where Wellingtonia Cottage is located on the left hand side immediately before Glencloy Road. What3words ///propose.riding.puddings

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