15, Brathwic Place,
Brodick,
Isle Of Arran,
KA27 8BN

Arran
ESTATE AGENTS
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# 2 Bed Semi-Detached Home located in Brodick

15 Brathwic Place is located in an elevated popular area, in the picturesque village of Brodick on the Isle of Arran. This charming semi-detached house presents an excellent opportunity for first-time buyers or those looking to downsize. The property boasts generous accommodation, featuring two well-proportioned double bedrooms that provide a comfortable retreat. The spacious lounge / dining room room and breakfasting kitchen serves as a perfect spaces for relaxation or entertaining guests.

One of the standout features of this home is the built-in storage, which enhances the practicality of the living space, ensuring that everything has its place. The property's potential for development allows for personalisation and the chance to create a home that truly reflects your style and needs.

Set in a quiet residential area, close to all the village amenities, this house offers the perfect blend of rural charm and modern living. With the stunning natural beauty of the Isle of Arran right on your doorstep, you can enjoy a variety of outdoor activities, from hiking to exploring the local coastline. This property is not just a house; it is a gateway to a lifestyle filled with adventure and serenity.

Whether you are looking to make your first step onto the property ladder or seeking a project to make your own, 15 Brathwic Place is a delightful option that should not be missed. Embrace the opportunity to create a wonderful home in this idyllic setting.

## Entrance hallway
6'0" x 6'6" overall
The front door opens into a spacious central entrance hallway accessing all the accommodation within.

## Lounge
12'4" x 20'9" overall
The spacious and generous lounge enjoys a southerly aspect with windows to the front and rear overlooking the gardens.

## Kitchen
13'1" x 8'10" overall
A good sized breakfasting kitchen, to the rear with an window and external door out to the gardens. It is fitted with wall and base units with plumbing and space for a washing machine and space for a freestanding gas cooker and there is a handy built in under-stair cupboard for additional storage, as well as plenty of room for a breakfasting table.

## Shower room
6'6" x 5'5"
To the front of the house, the shower room is fully wall boarded and fitted with a white 3 piece suite, benefiting with from a frosted window to the side of the house.

## Store room
4'7" x 8'6"
Off the central hallway the large store accommodates the hot water cylinder.

## Bedroom 1
9'9" x 12'4" overall
On the upper floor a spacious double bedroom with built in wardrobe and dormer window to the front. Off this room is access to a further store above the stairs.

## Bedroom 2
9'8" x 8'9"
Slightly smaller second double bedroom with a dormer window to the front and built in wardrobe.

## Garden
The gardens are neat, relatively flat and mostly laid to lawn with flower and shrub beds to the front and rear bounded by hedging and fencing. To the side a pathway leads to the rear and a substantial timber shed. There is scope within the grounds to create off road parking subject to local planning consents and approval.

## Council Tax
15 Brathwic Place is rated 'B for council tax, paying £1675.45 including water and waste water.

## Services
Connected to mains electricity, water and drainage. Central heating and hot water is by electric with storage heaters throughout.

## A little more information
Brodick is the largest village on Arran with the main ferry terminal, large Co-op and several other shops, banks, pubs and restaurants.

There are also leisure facilities at Ormidale Park and Auchrannie Resort as well as excellent boating facilities in Brodick Bay. Brodick has its own Early Years nursery and primary school. The secondary school is in Lamlash to which pupils are conveyed daily by bus.

## 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:///reliving.value.whips

## 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.

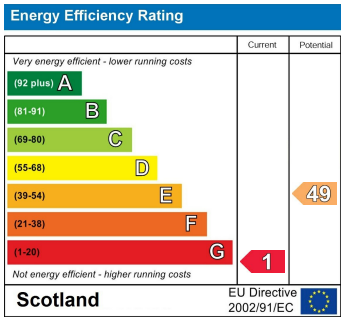
## Cal Mac travel details

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

## 15 BRATHWIC PLACE GROUND FLOOR

## 15 BRATHWIC PLACE UPPER FLOOR

TOTAL AREA: APPROX. 75.8 SQ. METRES (816.0 SQ. FEET)




### 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 15 is on the left hand side about halfway along the road. What3words:///reliving.value.whips

### CONTACT

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