



Castleview,  
Apartment No 2,  
Brodick,  
Isle Of Arran,  
KA27 8AJ



**Arran**  
ESTATE AGENTS   
ISLAND OWNED & RUN SINCE 1990

## 3 Bed Apartment located in Brodick



Located in the heart of Brodick, Castlevue Apartment No 2, is a charming apartment offering a unique blend of history, set within stunning natural beauty. Housed in a historic villa dating back to 1816, this property was once the summer retreat of the renowned mathematician Lord Kelvin, adding a touch of distinguished heritage to your living experience.

The apartment features a well-designed layout spread over two floors, providing ample space for comfortable living. With three inviting bedrooms, it is perfect for families or, as it is currently used, as a holiday cottage for those seeking a peaceful getaway. The reception room is a delightful space, ideal for relaxation or entertaining guests, while the bathroom is conveniently located to serve the needs of the household.

One of the standout features of this property is its enviable beachfront location. Residents can enjoy breath taking panoramic views of the sea, with the majestic Brodick Castle and the Goatfell Mountain range serving as a stunning backdrop. This idyllic setting not only offers a serene environment but also provides opportunities for outdoor activities, from leisurely beach walks to exploring the scenic landscapes of the Isle of Arran.

Whether you are looking for a permanent residence or a holiday home, this apartment in Castlevue presents a rare opportunity to own a piece of history in a truly remarkable location. Embrace the charm of island living while enjoying the comforts of a well-appointed home.

### Shared Entrance Hallway

3'10" x 10'11" overall

A covered shared entrance to the rear of the property with steps leading up to the main front door.

### Entrance Hall

3'10" x 6'3"

Inviting entrance hall into this cosy apartment.

### Living Room

10'9" x 12'1"

A warm airy room with space for dining. The window to the front frames Goatfell beautifully, there is also enviable views over the bay and towards Brodick Castle.

### Breakfasting Kitchen

9'2" x 10'9"

This well thought out kitchen to the rear is fitted with everyday appliances and a perfect room for breakfast.

### Shower Room

4'11" x 5'10"

Modern fresh shower room with enclosed cubicle, with combined sink and toilet vanity unit. This room is tiled with white subway tiles.

### Bedroom 1/ Dining Room

This front facing room currently being used as single bedroom however can be utilised as a dining room. There are sea views over the bay and beyond over to Brodick Castle.

### Bedroom 2

11'9" x 12'5"

On the upper floor, this good sized double bedroom is the largest of the three bedrooms with built in wardrobes and a roof window.

### Bedroom 3/Study

8'6" x 8'2" overall

A third single bedroom which could also be utilised as a study, also on the upper floor with a roof window

### Eaves Storage Cupboard

7'6" x 3'11"

A useful storage cupboard.

### Services

Castlevue is connected to mains electricity, water and drainage. Hot water and heating is via electric with storage and panel heaters throughout.

The owners of Castlevue Apartment No 2 is responsible for the following - 30% as to external parts ie the roof and 60% as to internal common parts which includes shared entrance and lobby.

### Council Tax

The property is rated "B" band paying £1675.45 including water and waste water in 2025/26.

### A little more information

Castlevue Apartment No.2 is located in the heart of Brodick.

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.

Brodick village's amenities include a Royal Bank of Scotland, Co-op supermarket and a convenience store, various eclectic gifts shops,





eateries and bars which you find will locally made produce in all. There is a primary school with early years classes ages 3-12 years and the islands high school with sixth form is located in Lamlash where pupils are transported by bus daily.

### Short term let holiday license

Castlevie apartment no. 2 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 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.

### 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///shows.developed.earth

### 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](http://www.calmac.co.uk)





UPPER FLOOR

CASTLEVIEW APARTMENT NO 2



TOTAL AREA: APPROX. 68.0 SQ. METRES (731.5 SQ. FEET)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	50	70
Scotland	EU Directive 2002/91/EC	

## DIRECTIONS

From Brodick Pier turn right and proceed for approximately half of a mile. Carry on to the centre of the village where Castleview Apartment No 2 is the last building on the left before the old Bank of Scotland building. The entrance to this apartment is to the rear and the left hand door as you look at the building.  
[What3words///shows.developed.earth](https://www.what3words.com/shows/developed.earth)

## CONTACT

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