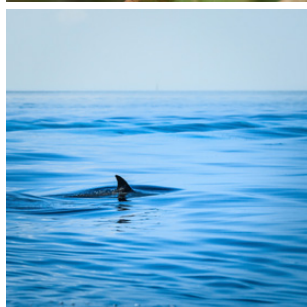




  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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## Chestnut Cottage

GLENCLOY, BRODICK, ISLE OF ARRAN, NORTH Ayrshire, KA27 8DA



VIEWS OVER BRODICK

# Glencloy, Brodick

Brodick (Arran's main town) has two larger Co-Op supermarkets and a full range of professional services. Brodick is the port from which regular sailings throughout the day, serviced by Caledonian MacBrayne, lead to the mainland at Ardrossan. Commuters and travellers now benefit from Road Equivalent Tarrif (RET) ferry fares, which are substantially lower than before. Ardrossan has a main line rail station, with trains to Glasgow that connect with the ferry times and is approximately 30 miles from Glasgow city centre. Prestwick International Airport is 16 miles to the south of Ardrossan, with Glasgow International Airport 24 miles east of Ardrossan. Lamlash, only a short drive away, is home to the Island's administrative centre, with the High School, medical centre, hospital and range of shops. A frequent bus service runs around and across the island and, at Lochranza, there is the ferry terminus that allows quick access to the stunning West of Scotland via Claonaig. Kintyre here we come!



AUCHRANNIE HOUSE HOTEL



AUCHRANNIE SPA



BRODICK CASTLE



BRODICK CASTLE GARDEN & COUNTRY PARK

# Chestnut Cottage



Set within a quiet and secluded location a mile from the centre of Brodick, in the beautiful Glencloy valley, is this immaculate one bedroom, end-terrace cottage, which was constructed in 2010 on the site of a former milking parlour. It's currently being used as luxury self-catering accommodation, but would equally make for a wonderful main residence or holiday home. The location of the cottage is ideally placed for exploring the Island and is close to bars, restaurants and the facilities of Brodick, including the beach at Brodick Bay, the golf course and half a mile from the stunning facilities of the Auchrannie Hotel. The property has been well designed to maximise the natural available light, creating a modern ambience, with interesting views from each and every window. Room dimensions are generous and the open-plan accommodation has been arranged to offer flexibility and a high level of individuality, with the added bonus of two bathrooms.

In more detail the accommodation consists of a welcoming entrance hall with a useful storage cupboard. Access can be gained from here to the open-plan lounge/diner/kitchen, which is well proportioned, is bright and airy with a picture window to the front aspect offering a tremendous outlook, flooding the room with natural light. There is room in this zone for a table and chairs for more informal dining with friends and family. The open-plan kitchen has been fitted to include a good range of contemporary floor and wall mounted units with a complementary worktop. It further benefits a range cooker and a Belfast sink. There is space for a washing machine and a under-counter fridge. A good sized family bathroom (off the hallway) completes the ground floor accommodation.

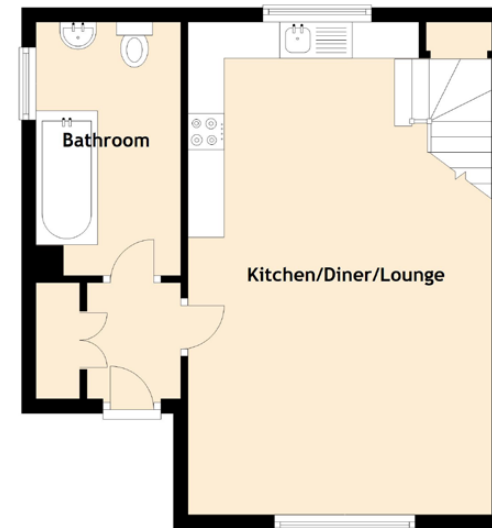
Access to the first floor is gained from the lounge/diner/kitchen to the cosy master bedroom, which also enjoys a pleasant outlook and benefits from a charming window seat, storage facilities and a convenient en-suite bathroom. Further features include LPG central heating and double glazing for additional comfort.

Externally, the property benefits from private grounds to the front and a patio to the side aspect, the perfect spot to send a lazy summer's day. There is the added bonus of a summer house (with power & water supply) and parking is available to the front aspect.

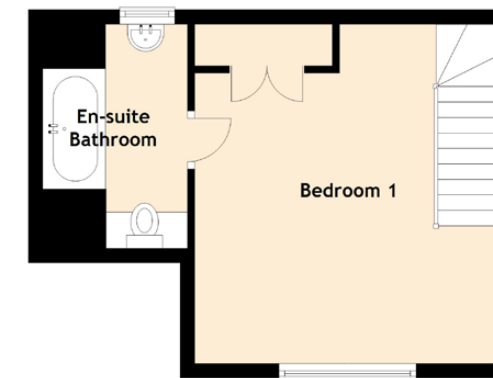




Ground Floor



First Floor



# Floor Plan

**Approximate Dimensions (Taken from the widest point):**

Kitchen/Diner/Lounge	6.80m (22'4") x 4.20m (13'9")
Bedroom 1	4.70m (15'5") x 4.20m (13'9")
En-suite Bathroom	3.10m (10'2") x 2.00m (6'7")
Bathroom	3.50m (11'6") x 2.00m (6'7")

**Gross internal floor area (m2):** 65m<sup>2</sup>

**EPC Rating:** D

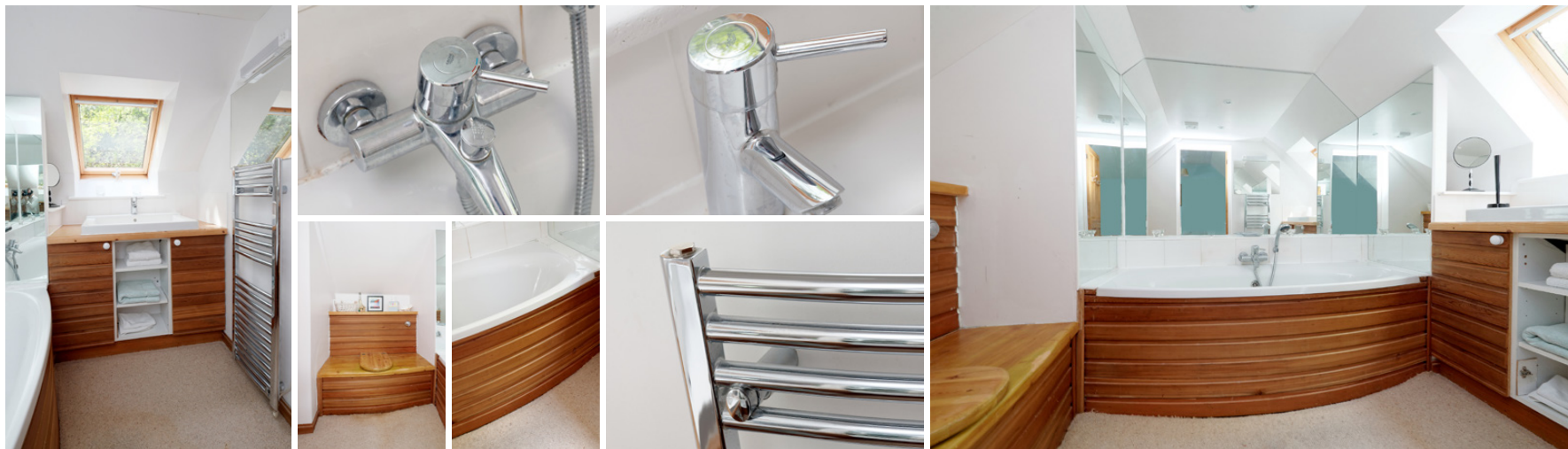
**Trade:** We are advised that trading accounts are available to all interested parties.

**Fixtures and Fittings:** A full inventory will be completed to detail all personal items excluded from the sale or items subject to a lease.

**Website:** The present owner has already publicised the establishment, locally, nationally and internationally at [www.cottageguide.co.uk](http://www.cottageguide.co.uk). This means that anyone wishing to continue operating as a self-catering business, will 'hit the ground running' as they will have immediate income/bookings at their disposal.

**Price:** The price will be complete with goodwill and trade contents but excludes personal items. Stock at valuation.

**Viewing:** All viewings must be arranged through McEwan Fraser Legal.



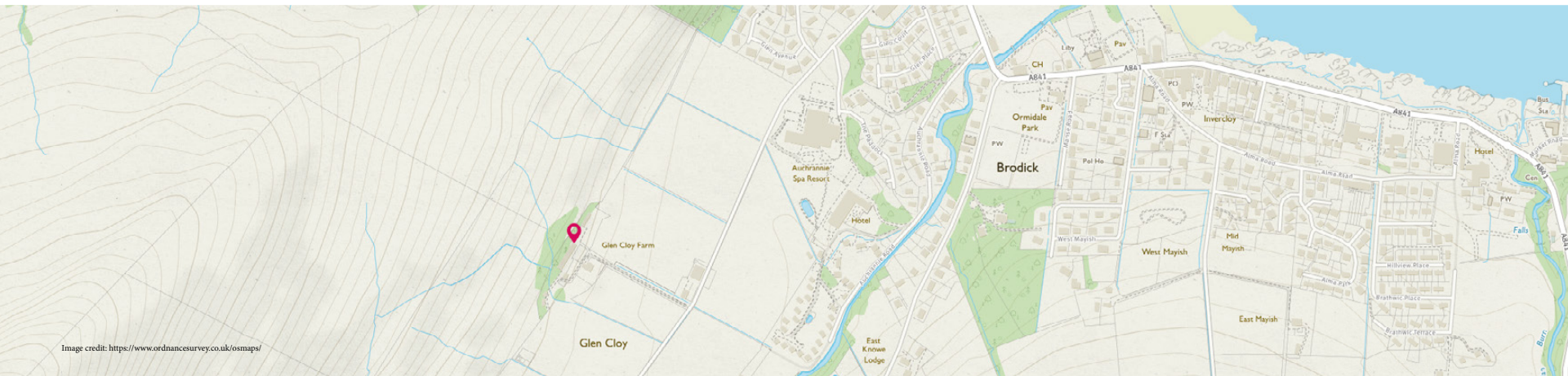


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# McEwan Fraser Legal

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Part  
Exchange  
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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