



McEwan Fraser Legal
Solicitors & Estate Agents

rimond

STRATHWHILLAN ROAD, BRODICK, ISLE OF ARRAN, NORTH AYRSHIRE, KA27 8BQ

Brodick



Brodick (Arran's main village) has two Co-op supermarkets, a good selection of individual shops, restaurants, cafés and a full range of professional services including a medical centre. 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 Tariff (RET) ferry fares, which are substantially lower than before.

Ardrossan has a mainline rail station, with trains to Glasgow that connect with the ferry times, and is approximately thirty miles from Glasgow City Centre. Prestwick International Airport is sixteen miles to the south of Ardrossan, with Glasgow International Airport twenty-four miles east of Ardrossan.

Lamlash, only a short drive away, is home to the Island's administrative centre, with the High School and hospital. It also offers a range of shops, restaurants and cafés. 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.





This striking, four-bedroom, chalet detached bungalow redefines what modern living on Arran is all about, in terms of location, layout, style and detail. It would make a super family home and has one of the most beautiful positions on the Island, enjoying a spectacular and uninterrupted view towards Goat Fell, Brodick Bay and the Castle.

Inside this extended home, you will find exceptional design and an inspired layout over two levels, that provides light-filled, spacious luxury, amongst gardens that are spectacular and have been lovingly tended. This is a secluded haven with outstanding views from almost every window.

Crimmond

If you have ever leafed through a Scottish country magazine, you will know that certain properties capture your eye and make you read on. Crimond is that such place, beautifully presented, stylish décor and a highly impressive location, but at the same time, an enjoyable and functional place in which to live and to enjoy with friends and family. The property itself was constructed in the 1960s and is deceptively spacious, providing a highly successful marriage of traditionally proportioned apartments, with several contemporary features.

The property sits within spacious and well-maintained gardens of around half an acre, which have been designed for ease of maintenance and to also enjoy the wonderful scenery in all directions. This provides a private and safe environment for children and/or pets. Al-fresco dining and relaxing in the gardens is thoroughly recommended from a number of vantage points. The property can be accessed via a private driveway, offering off-road parking for a number of vehicles, which leads to a single attached garage (with power and light). There is utility space to the rear of the garage and a personal door opens into the garden. For those with green fingers, there is plenty to keep you busy in the well-maintained gardens with mature flowers, shrubs, well-stocked borders and a pond. Great care and attention have been paid to the landscaping in the front and rear garden, which has been designed to enjoy the magnificent outlook in all directions. During their tenure, the current owners have future-proofed the property and have invested in replacing the windows, re-tiling the roof and re-wiring.







The front elevation of the property belies the accommodation internally, which comprises: A welcoming entrance hall with a storage cupboard. A useful bathroom is located off the hallway.

The immediately impressive dual-aspect lounge/diner has a range of furniture configurations and, from the picture window to the rear, you can enjoy the ever-changing waters and beyond to Goat Fell. A stunning backdrop. The sanded floorboards are a particular feature of this room.



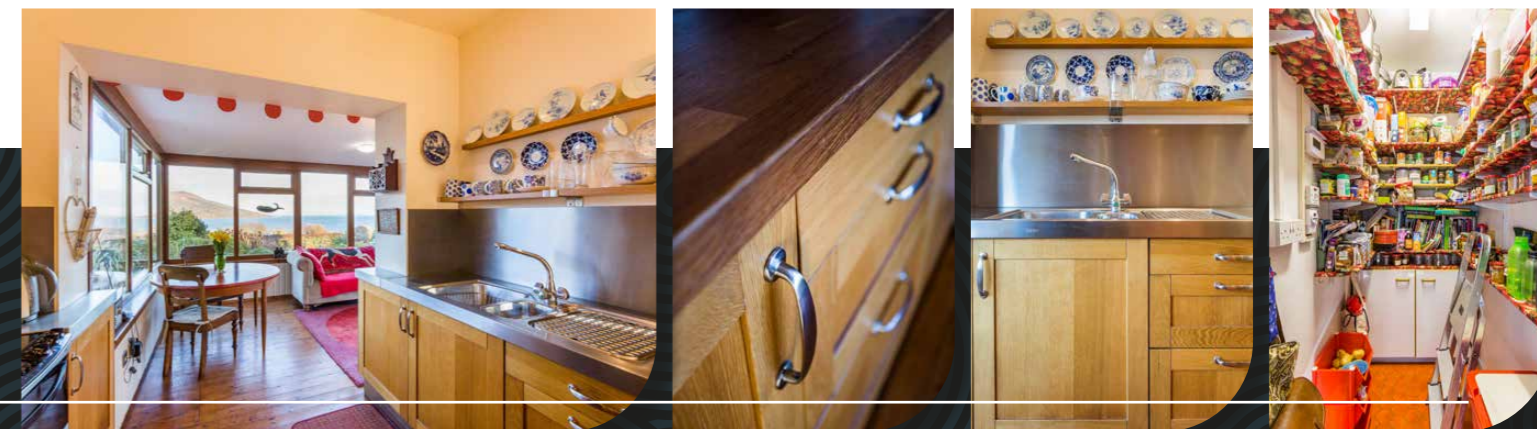
Hall, Lounge/Diner

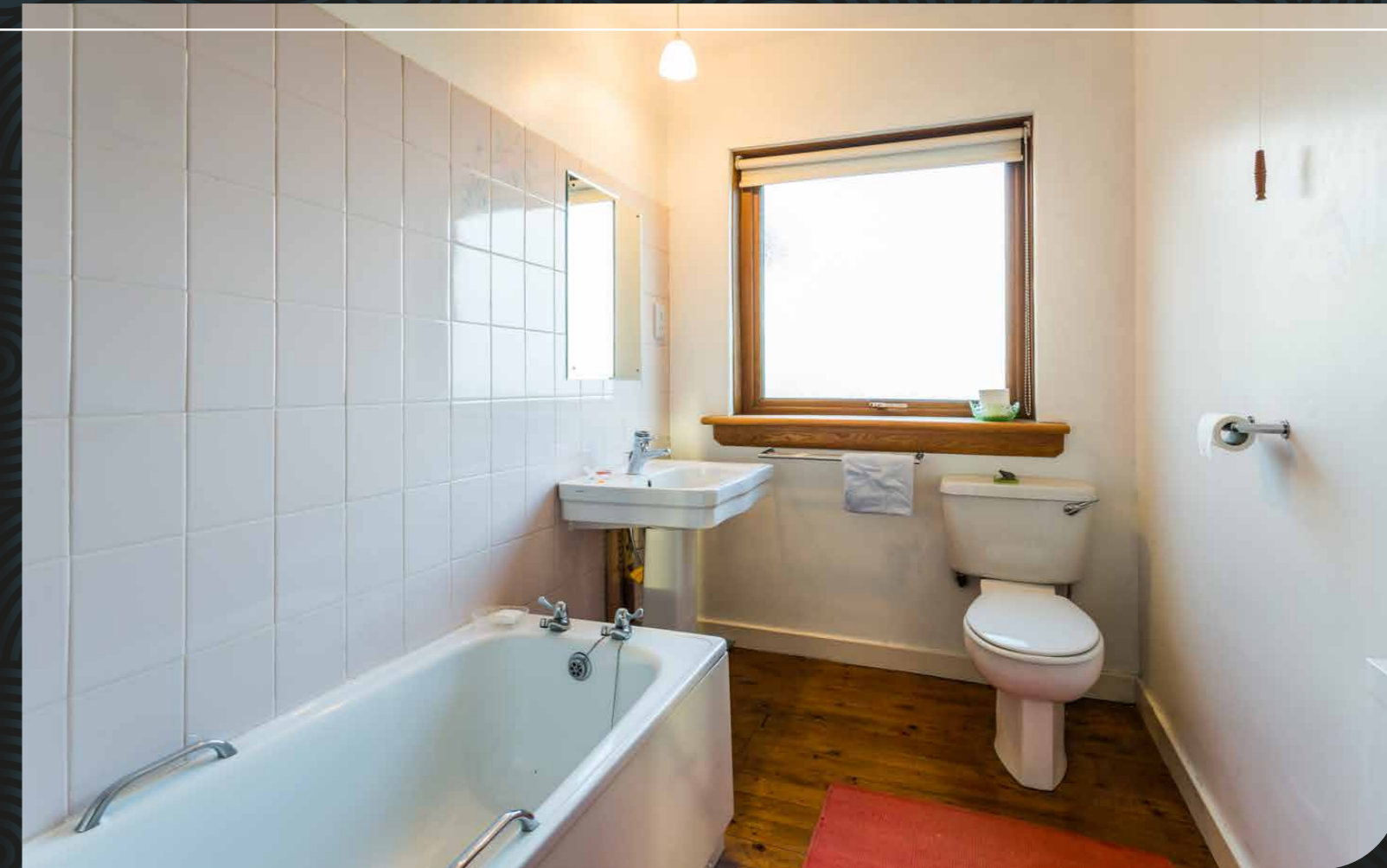


The 'hub' of the home is the extended and magnificent kitchen/sun-room, which has been beautifully fitted and well equipped to include a good range of floor units with a striking worktop, providing a fashionable and efficient workspace. It benefits from space for a freestanding cooker and has a wonderful walk-in pantry. Open-plan access is gained from here to the very comfy sun-room, which is the perfect spot to spend a lazy summer's day entertaining and dining with friends and family and has been used for this purpose on many an occasion, whilst enjoying the glorious outlook.

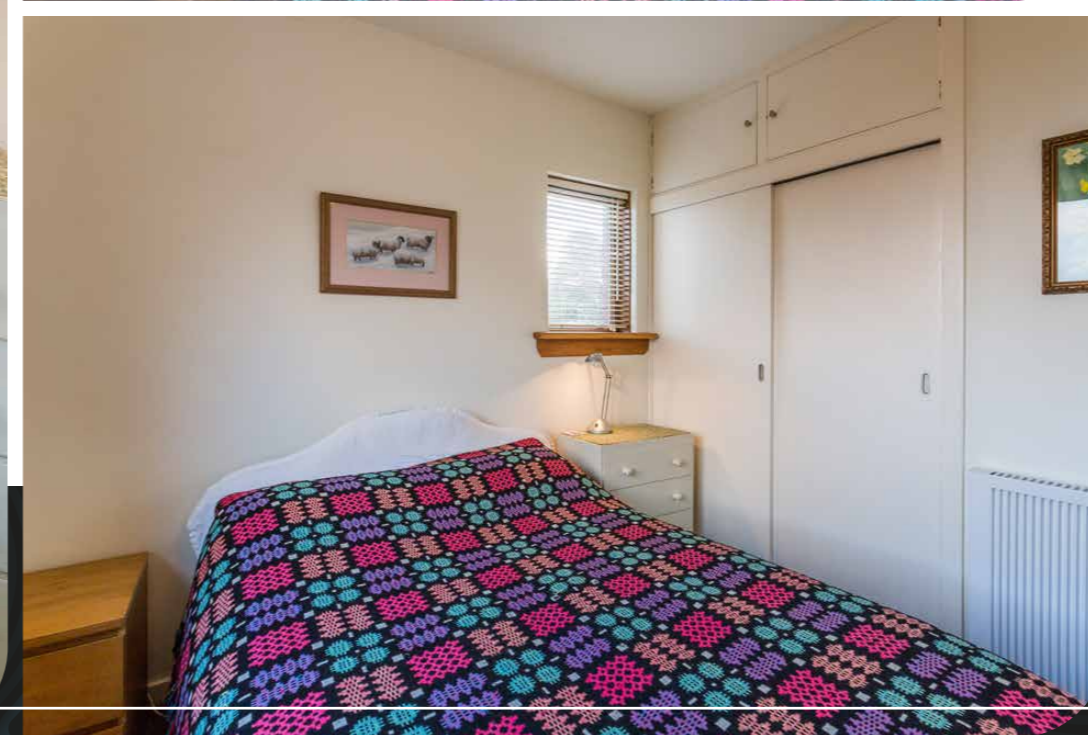
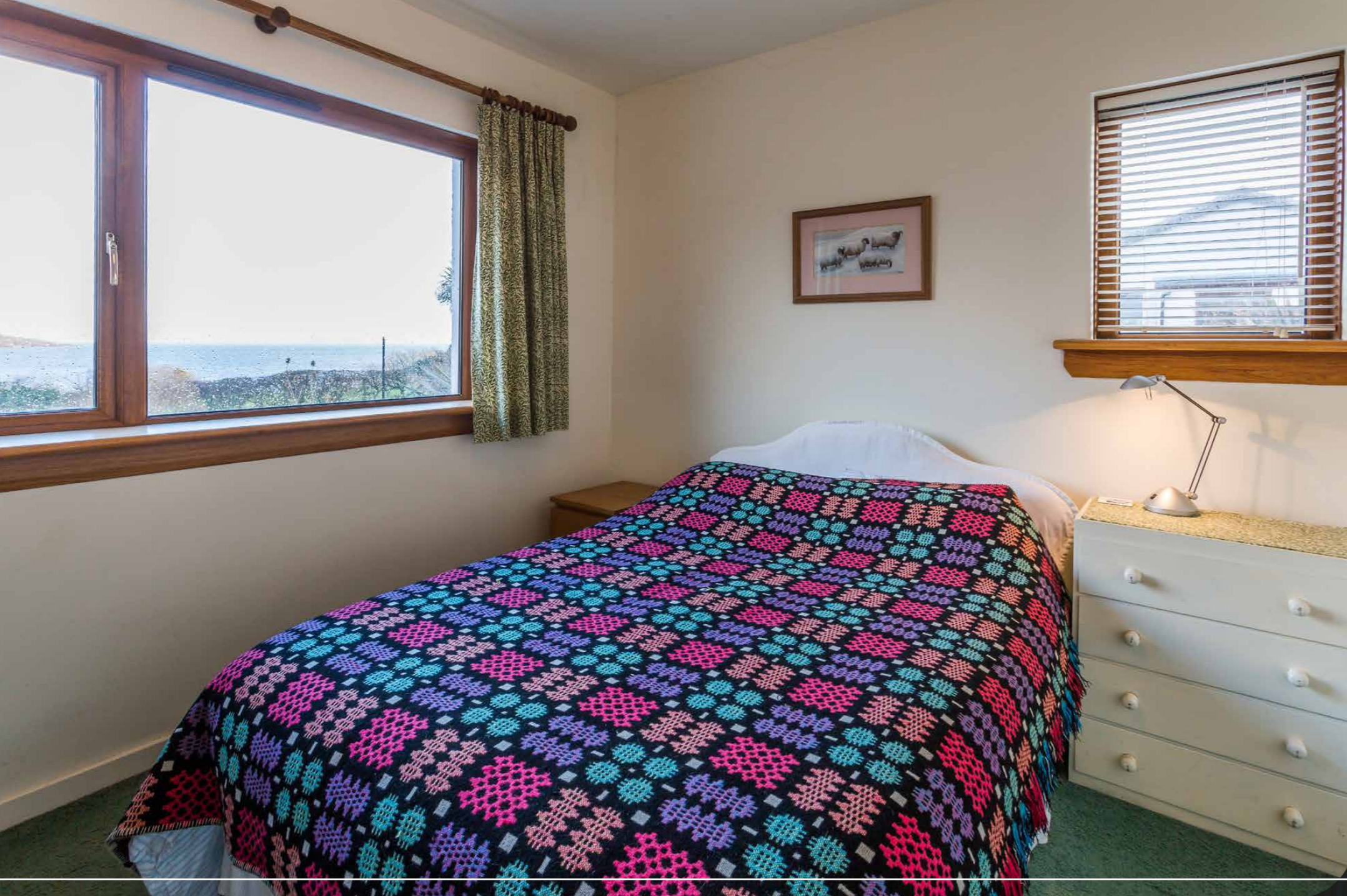
Access to the utility room is just off the sunroom, which has space for a washing machine and an upright fridge freezer. A further storage cupboard can be found and a free-flowing approach back into the kitchen. The hallway allows access to the ground floor sleeping accommodation. There are two, well-proportioned bedrooms on this level and both have storage facilities. Tremendous views are available from the guest bedroom towards Goat Fell.

Kitchen





Sunroom, Utility & Bathroom



Ground Floor Bedrooms

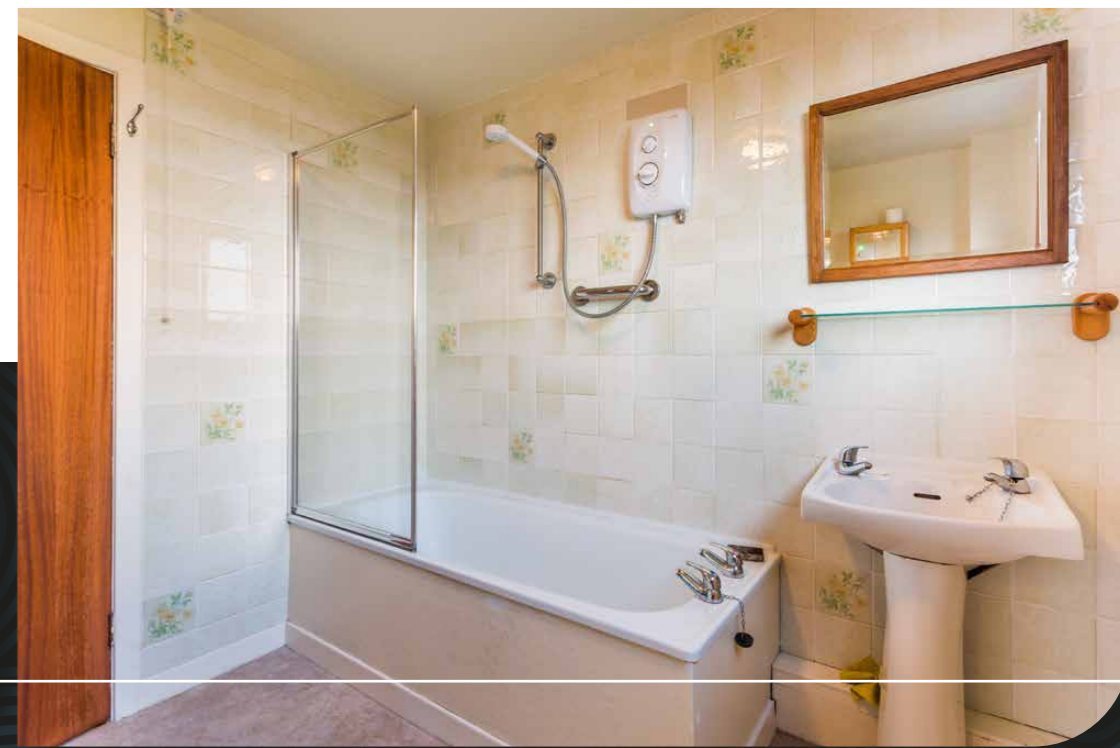
The first floor offers thoughtfully-planned accommodation, with two, double bedrooms (with storage) and both have ample space for additional free-standing furniture, if required. Outstanding views can be enjoyed from both bedrooms. The master bedroom has a 'secret' doorway opening into very useful (full-head height) floored storage/loft area, which is ripe for conversion into additional living

accommodation (STPP). Both bedrooms share usage of the family bathroom on this level, which has an electric shower over the bath.

The high specifications of this family home also include a combination of double glazing along with electric heating for additional comfort.

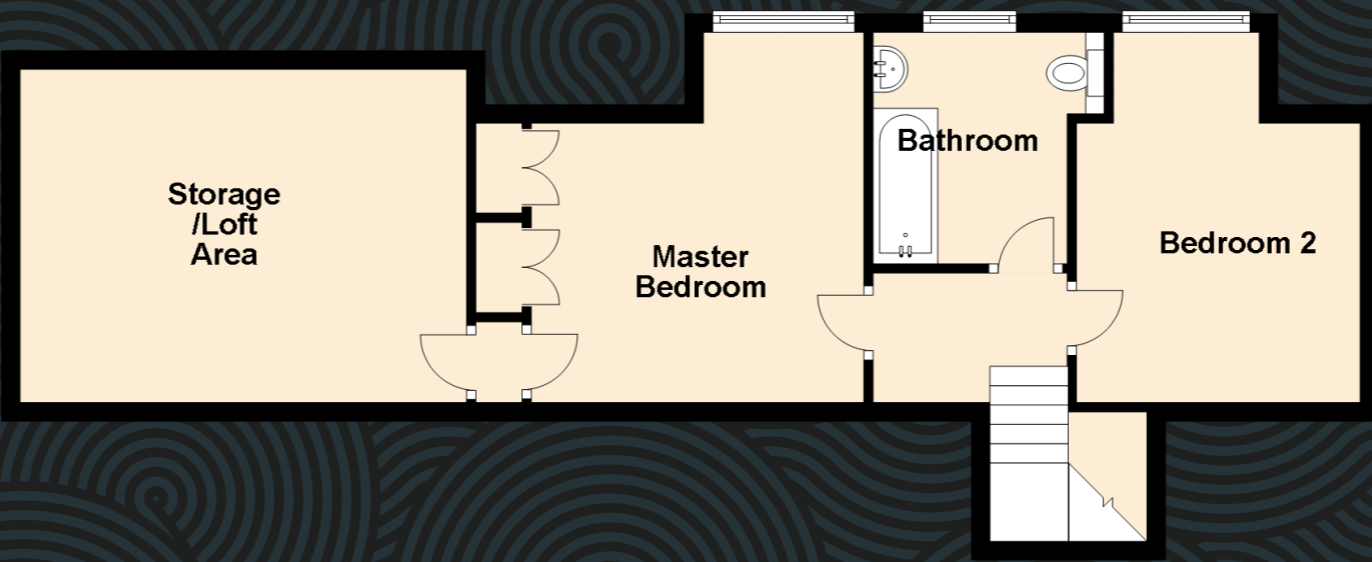
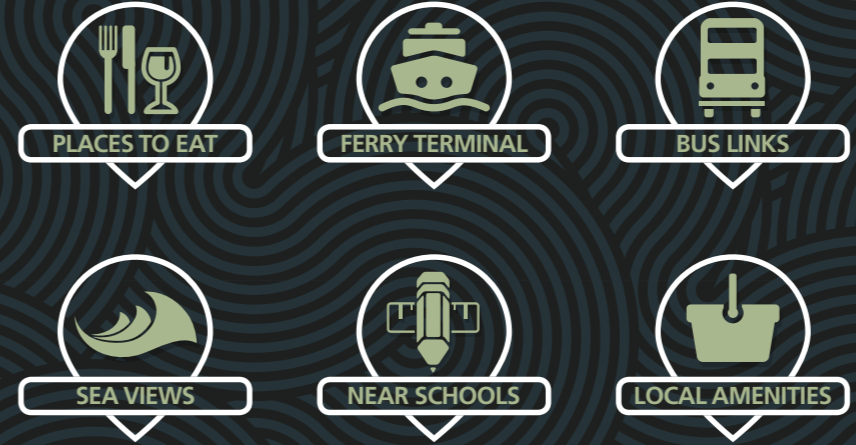
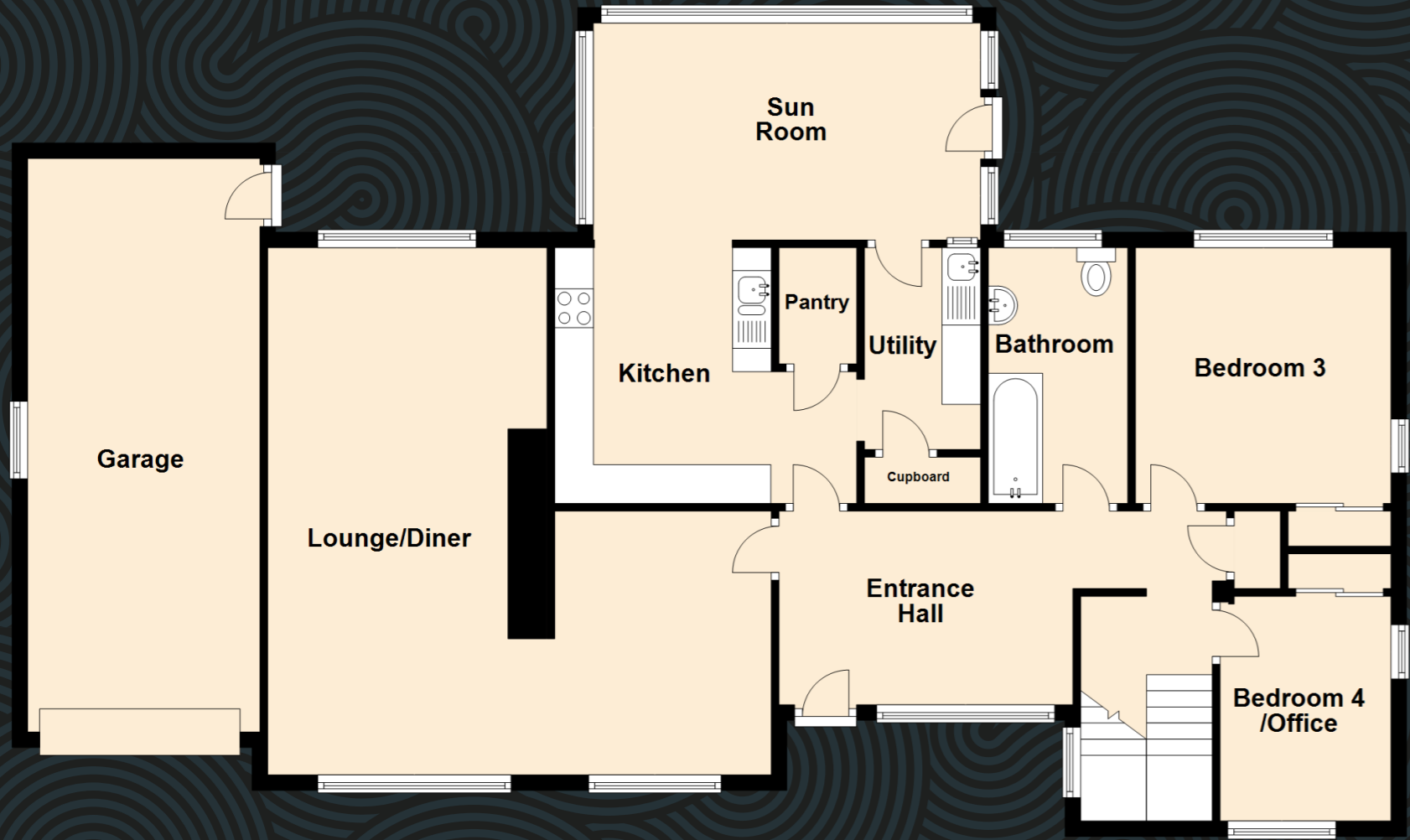


Storage/Loft Area off Master Bedroom



First Floor Bedrooms & Bathroom

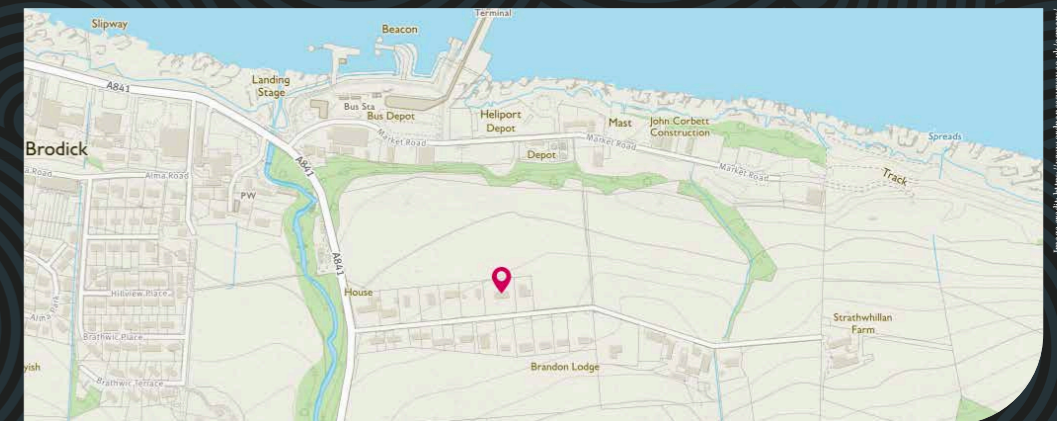
Specifications & Details



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge/Diner	6.80m (22'8") x 6.30m (20'8")
Kitchen	3.90m (12'10") x 3.30m (10'10")
Sun Room	4.80m (15'9") x 2.80m (9'2")
Utility	2.60m (8'6") x 1.50m (4'11")
Bedroom 3	3.30m (10'10") x 2.90m (9'6")
Bedroom 4/Office	2.90m (9'6") x 2.60m (8'6")
Bathroom	2.90m (9'6") x 1.80m (5'11")
Garage	7.40m (24'3") x 3.00m (9'10")
First Floor	
Master Bedroom	4.00m (13'1") x 3.60m (11'10")
Storage/Loft Area	5.00m (16'5") x 3.60m (11'10")
Bedroom 2	4.00m (13'1") x 3.50m (11'6")
Bathroom	2.50m (8'2") x 2.40m (7'10")

Gross internal floor area (m²): 151m² | EPC Rating: F





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