



37 ALMA PARK

**BRODICK, ISLE OF ARRAN,
NORTH AYRSHIRE, KA27 8AT**



McEwan Fraser Legal
Solicitors & Estate Agents



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 Tarriff (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 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 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.



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We are delighted to offer for sale this three-bedroom, semi-detached villa, on this very popular (elevated) development in Brodick, which is well placed and within a short walk of the heart the village. Boasting stunning views over Brodick Bay towards Goat Fell, the main living zone is on the upper floor to fully maximise the glorious outlook.

The property offers versatile accommodation over two levels, which is ideally suited for modern living and still offers the possibility to extend to the rear or add French doors into the bedroom/s (STPP). Although of modern design, this substantial home offers spacious apartments similar to those found in traditional builds.





GROUND FLOOR

Entrance is gained via a vestibule opening into the welcoming hallway. The ground floor level offers thoughtfully-planned sleeping accommodation. Three, well-proportioned bedrooms, two of which have fitted wardrobes. All of the rooms have views of either Brodick Bay or open fields to the rear and have floor space for additional freestanding furniture if required.

A bright and airy bathroom, with an electric shower over the bath, can also be found on this level.



BATHROOM





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ALL OF THE ROOMS
HAVE VIEWS OF
EITHER BRODICK
BAY OR OPEN
FIELDS TO THE REAR

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FIRST FLOOR

From the entrance hallway, the staircase takes you to the upper level. The landing allows access to the loft and has a spacious storage cupboard along with the airing cupboard. Access to the handy cloakroom/WC is from here. The lounge is the perfect zone for entertaining and the large picture window makes the most of the natural light to create a modern ambience and offer spectacular views over the bay and towards Goat Fell. Access can be gained from here into the separate dining room, which is the ideal gathering spot for more informal dining with friends and family. The kitchen/diner has been fitted to include a range of floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace. It further benefits from an integrated oven, hob, extractor and dishwasher (not checked). There is further space for a washing machine, upright fridge freezer and a small breakfasting table.

The specifications of this family home also include double glazing and electric heating for comfort and convenience.



DINING ROOM



KITCHEN

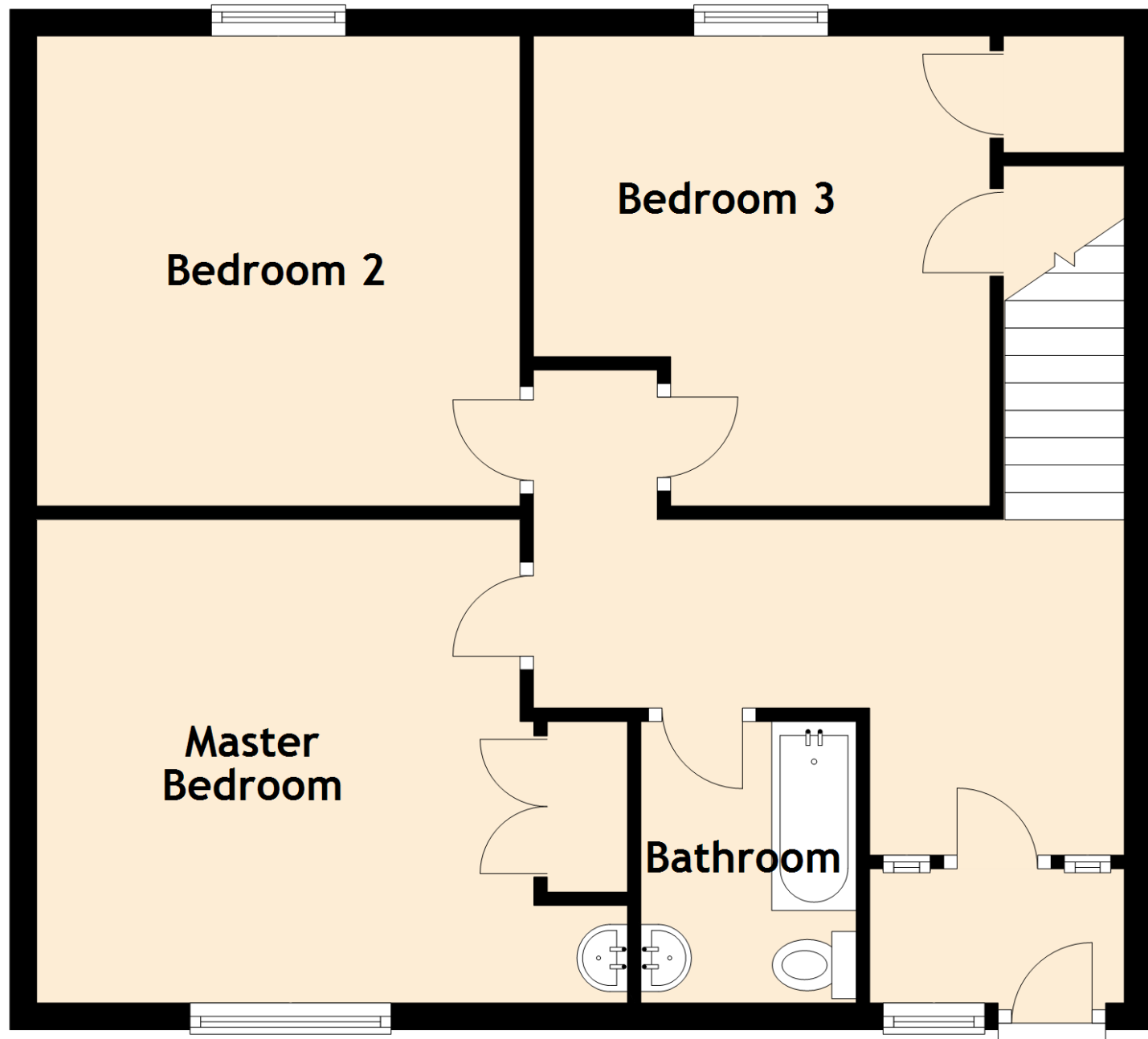


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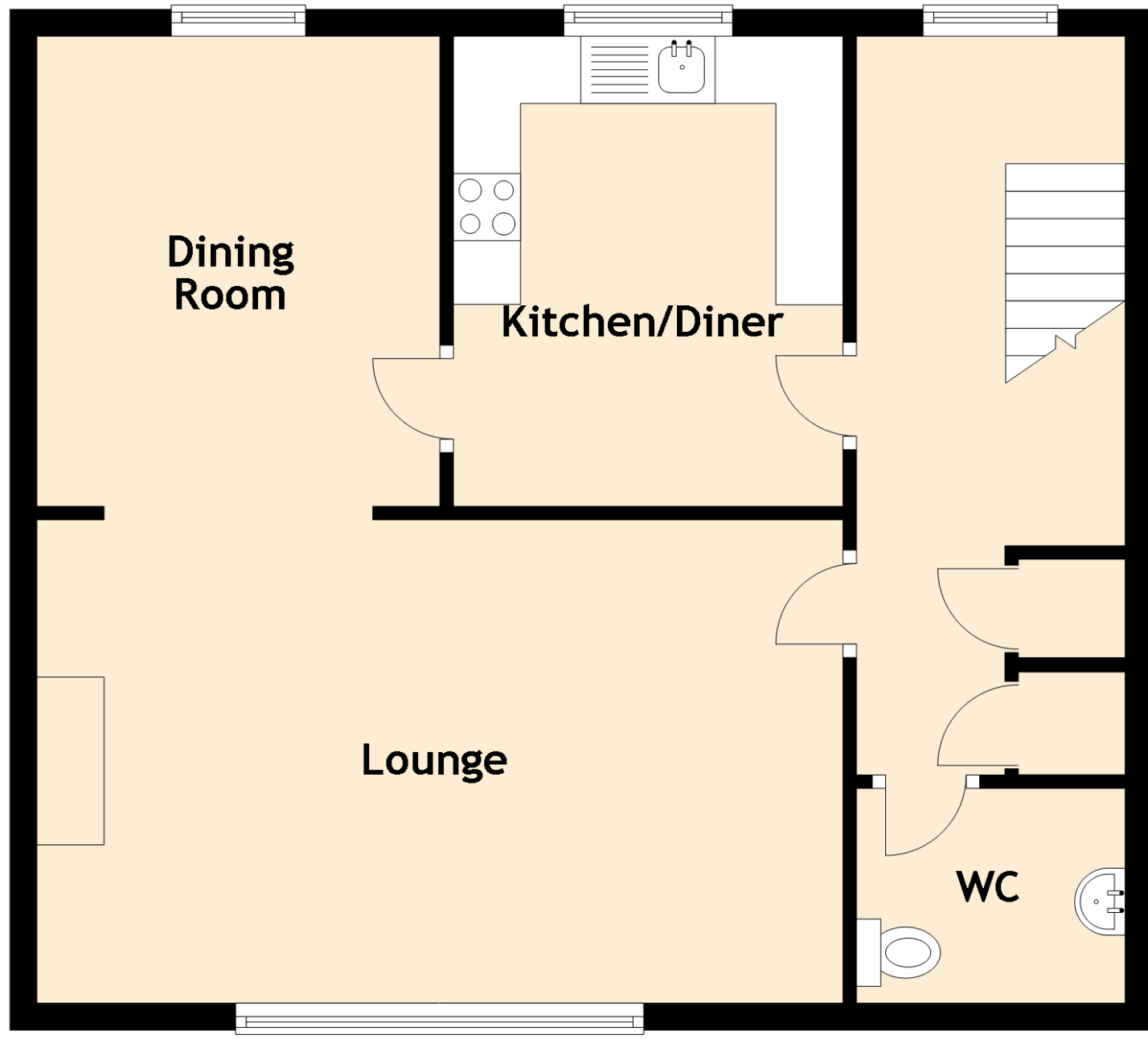
A RANGE OF FLOOR AND WALL MOUNTED UNITS WITH A STRIKING WORKTOP,
PROVIDING A FASHIONABLE AND EFFICIENT WORKSPACE



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Ground Floor



First Floor

SPECIFICATIONS & DETAILS

Approximate Dimensions (Taken from the widest point)

Ground Floor	
Master Bedroom	4.40m (14'5") x 3.60m (11'10")
Bedroom 2	3.60m (11'10") x 3.50m (11'6")
Bedroom 3	3.50m (11'6") x 3.40m (11'2")
Bathroom	2.10m (6'11") x 1.60m (5'3")
First Floor	
Lounge	6.10m (20') x 3.60m (11'10")
Dining Room	3.50m (11'6") x 3.00m (9'10")
Kitchen/Diner	3.50m (11'6") x 2.90m (9'6")
WC	2.00m (6'7") x 1.60m (5'3")

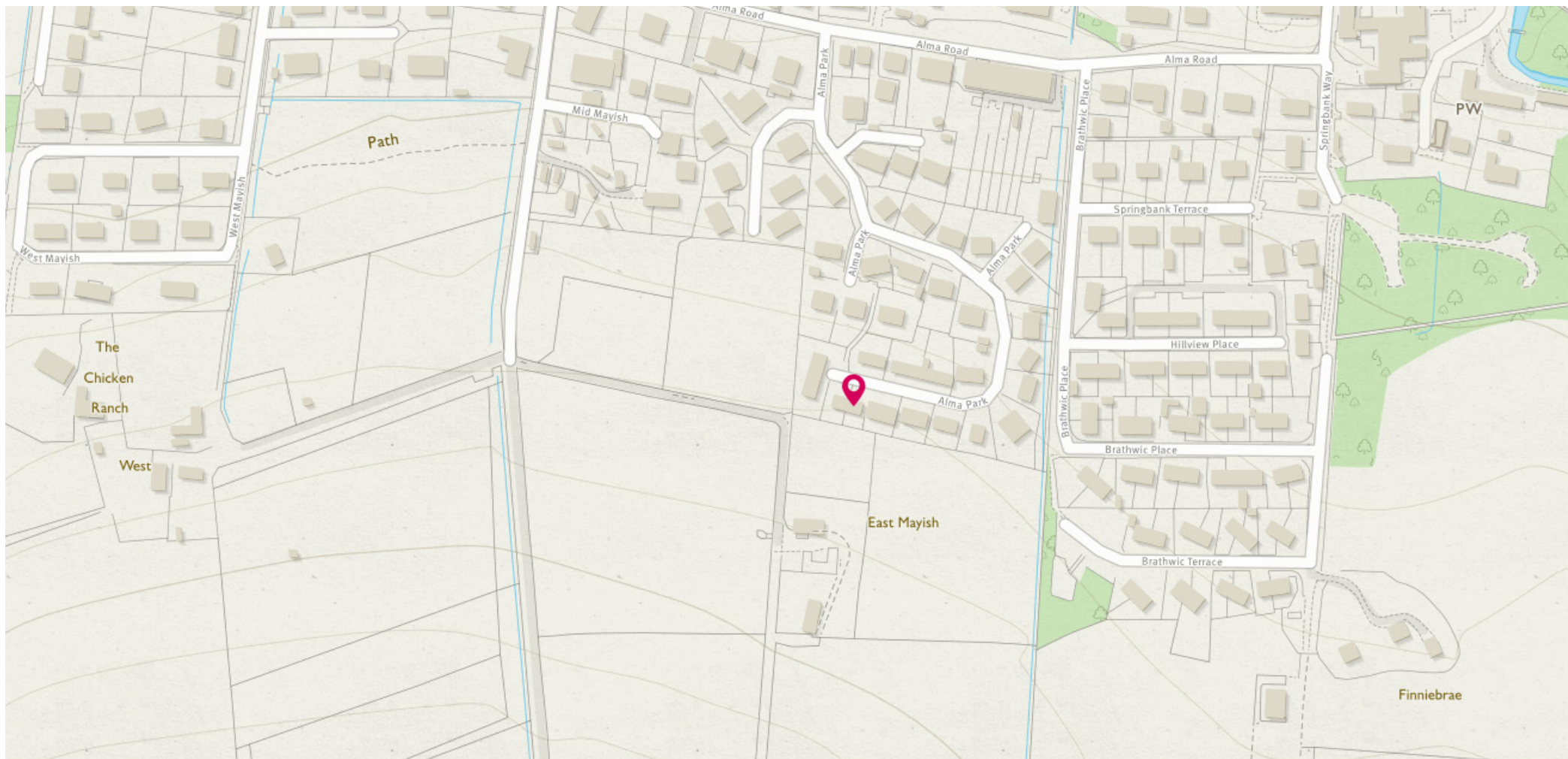
Gross internal floor area (m²): 118m² | EPC Rating: F

GARDEN & GROUNDS

Externally, there is a fully enclosed rear garden, which has been designed with entertaining in mind and backs onto open fields. The feature patio offers a great spot to spend a lazy summer's day.

The front garden is well maintained and has the added bonus of a driveway providing off-road parking for one vehicle, which could easily be extended to the side aspect (STPP).





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