



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**8 Springbank Way (Plot 4)**

BRODICK, ISLE OF ARRAN, NORTH AYRSHIRE, KA27 8FB

**FIXED PRICE £315,000**



## 8 SPRINGBANK WAY

A 3 bedroom, new build, detached villa with spectacular views over Brodick Bay. Presented by John Thomson Construction.

**Due for completion early 2020**



# Location

## Brodick Isle of Arran

8 Springbank Bay is located in the heart of Brodick on the beautiful Isle of Arran. The Isle of Arran (aka “Scotland in Miniature”) has everything to offer – a welcoming community, forest trails and mountain peaks, sheltered beaches, and a vast range of local heritage, crafts and produce.

Brodick, Arran’s capital, has two Co-op supermarkets, a great selection of individual shops, restaurants, cafés and a full range of services including a primary school, nursery, library and medical centre.

Brodick hosts the island’s main ferry terminal from which there are regular sailings throughout the day, serviced by Caledonian MacBrayne, to the mainland at Ardrossan. Commuters and travellers now benefit from Road Equivalent Tariff (RET) ferry fares. The port of Ardrossan has a mainline rail station, with direct 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.

The village of Lamlash, only a short drive from Brodick, is home to the Island’s 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 a ferry terminal that allows quick access to the stunning West of Scotland via Claonaig. Kintyre here we come.





## Overview of John Thomson Construction Ltd

John Thomson Construction Ltd (JTC) is a family house building and construction company based on the Isle of Arran. JTC was founded in 1952 by the late John Thomson, who was a stonemason to trade. From small beginnings, the business has steadily grown over the last 58 years to become a successful company and one of Arran's largest employers.

John Thomson retired in 1988 handing the business over to his two sons, Iain and Graham, who, together with a strong management team, continue to run the business today. The company operates mainly on the Island of Arran and has 5 main divisions, Construction, House Building, Plant and Transport, Quarrying and Engineering.

The company's head office, yard and garage are in Lamlash with their Plant and Transport division and ready mixed concrete facility at Market Road in Brodick. The construction division is involved in a wide range of Building and Civil Engineering projects throughout the island and their House Building division offers quality homes of various sizes all over the Island with NHBC accreditation.



Lounge/Diner



Lounge/Diner and Patio Doors

## 8 Springbank Way (Plot 4)

Brodick, Isle of Arran,  
North Ayrshire, KA27 8FB

If you have ever leafed through a trendy design magazine, you will know that certain houses capture the imagination and with views to take your breath away. 8 Springbank Way is that such place, beautiful, stylish, impressive, but at the same time, a fun and functional place in which to live life to the full and to enjoy with friends and family. This is a recently constructed, three-bedroom, detached villa, occupying an elevated position, allowing views over Brodick Bay. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

This striking property redefines what modern living in Scotland is all about, in terms of location, layout, style and detail. They have created an architectural look and an internal aesthetic that matches the elegance of Arran's historic properties and the modernity of its new developments. Inside this stunning family/holiday home, you will find creative architecture and an inspired layout, providing light-filled, spacious luxury, and is one of the finest modern family/holiday homes currently available on the Island and further benefits from a 10 year NHBC guarantee. The property is at a very advanced

stage of construction, but still allows an incoming purchaser the potential opportunity to select several key internal elements (subject to build stage). As of November 2019, the buyer can choose paint colours and flooring and has the option to add extras to the house as they wish.

In more detail, the accommodation comprises a welcoming hallway, with three large storage cupboards. Immediately impressive open-plan lounge/diner, which allows a range of furniture configurations and offers views towards Goat Fell. Patio doors open from here to the elevated balcony at the front of the property. The kitchen has been beautifully fitted with integrated appliances, to include an excellent range of contemporary floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace. It further benefits from an integrated oven, hob, extractor, fridge freezer, washing machine and dishwasher. A door opens from here to the side aspect of the house. From the hallway, there is access to the family bathroom, with an electric shower over the bath. The third bedroom is also located on the ground floor and benefits from fitted wardrobes. It has a range of uses and could easily be used as a family room or study.



Kitchen



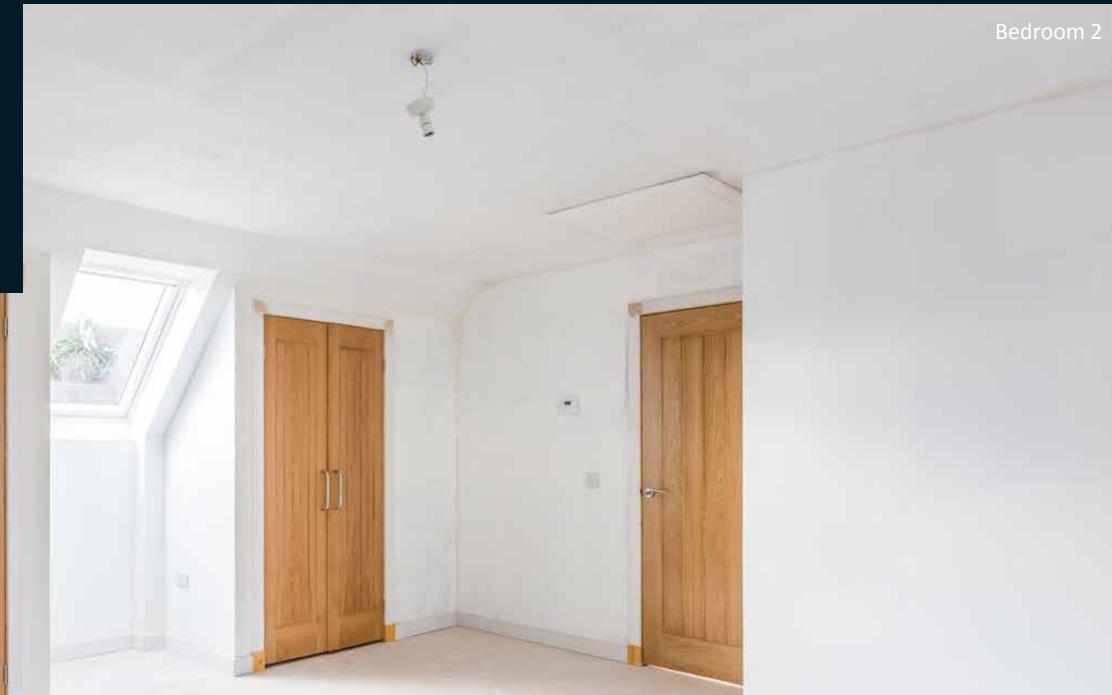
Bedroom 1 View



Bedroom 3



Bedroom 2



Shower Room

The first floor offers thoughtfully-planned accommodation. Both double bedrooms offer tremendous views into the distance and benefit spacious built-in wardrobes. Both bedrooms have sole usage of the contemporary shower room on this level.

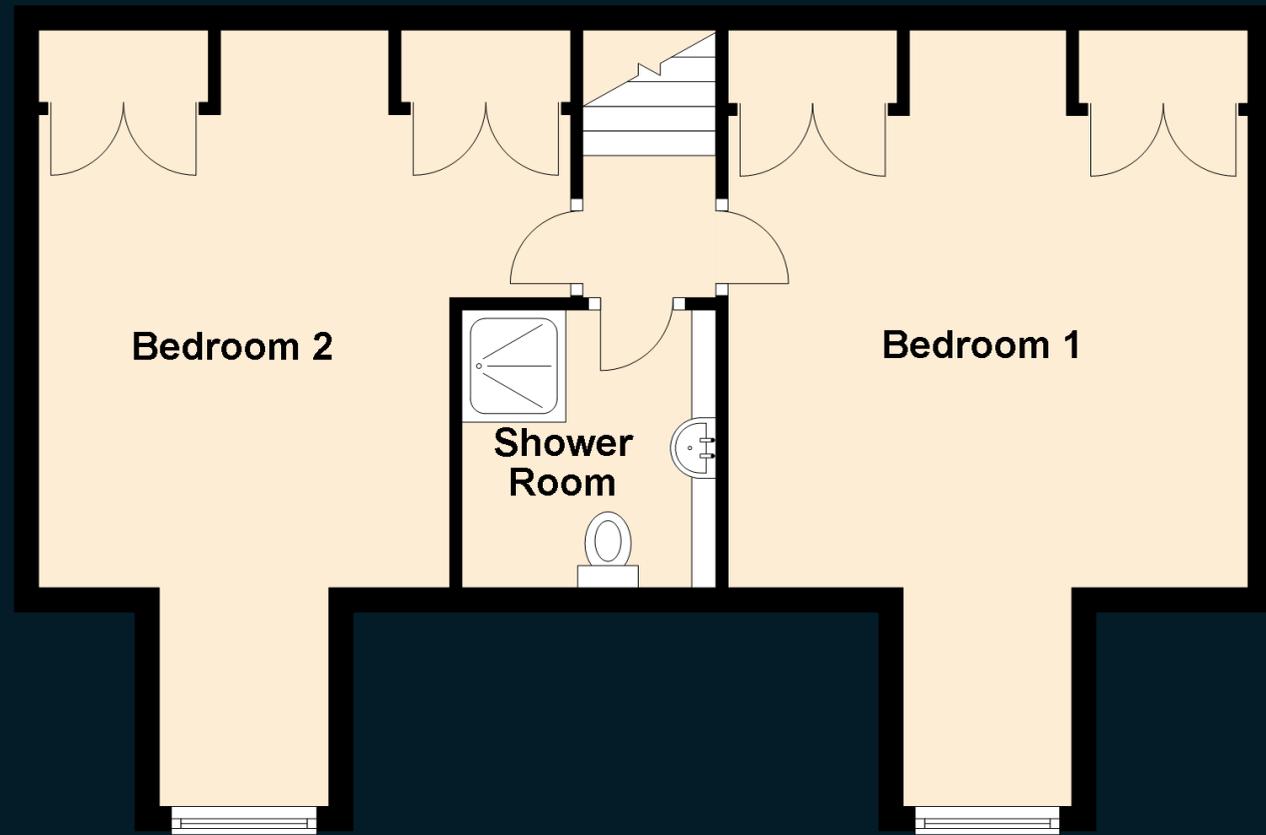
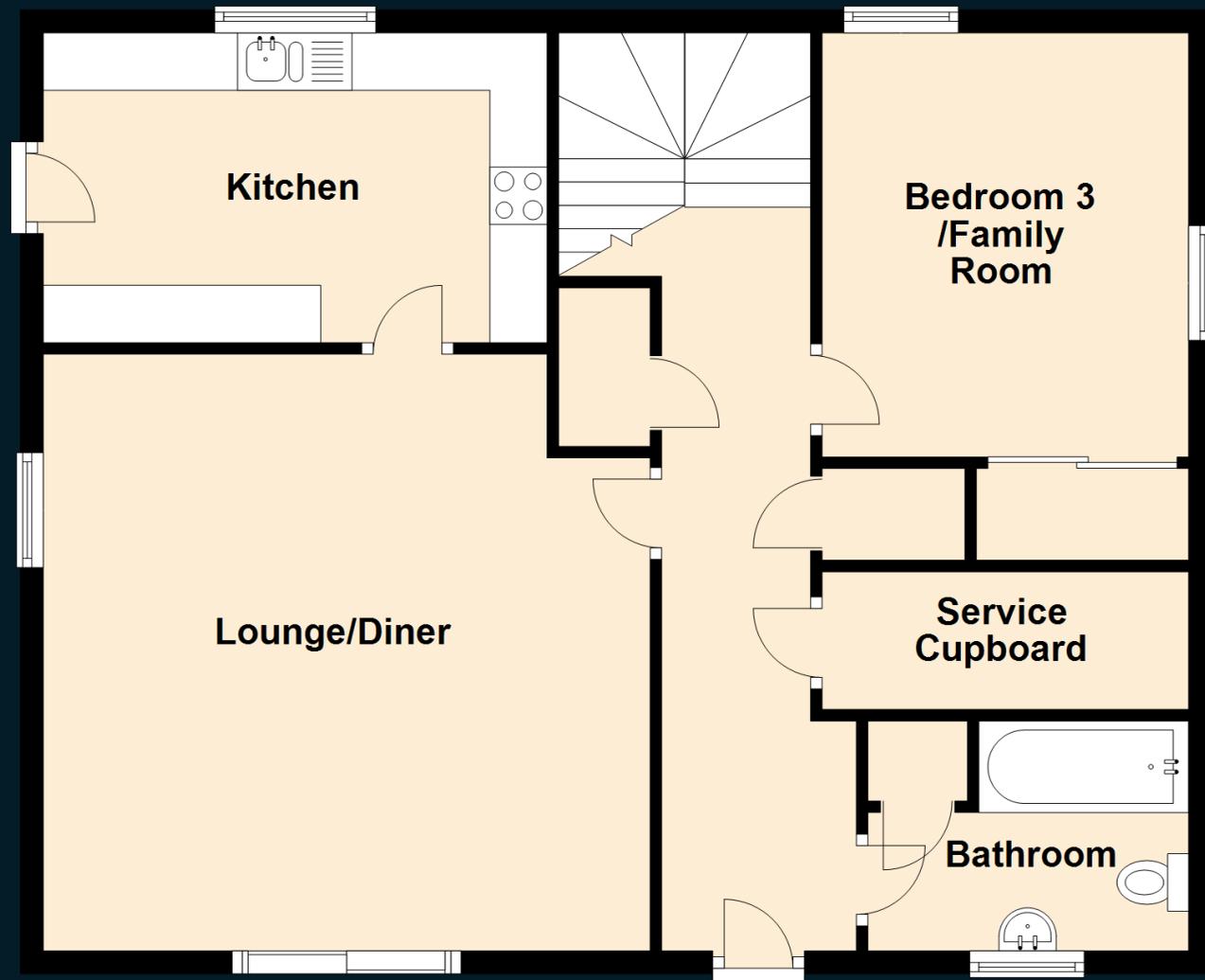
and radiators upstairs), and double glazing for additional comfort and convenience.

The property benefits from an air sourced electric heating system (underfloor downstairs

Externally, there is a driveway to the front aspect, with parking for two/three vehicles. The spacious rear/side gardens are a place where you and your family can thrive, with thoughtful landscaping and design, which provides the ideal safe and secure environment for children and/or pets.



Bathroom



## Specifications & Details

### Floor plan, Dimensions & Map

Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge/Diner	5.30m (17'5") x 4.20m (13'7")
Kitchen	4.40m (14'5") x 2.70m (8'10")
Bedroom 3/Family Room	3.70m (12'2") x 3.20m (10'6")
Service Cupboard	3.20m (10'6") x 1.20m (3'11")
Bathroom	2.80m (9'2") x 2.00m (6'7")

First Floor	
Bedroom 1	8.20m (26'11") x 4.30m (14'1")
Bedroom 2	6.40m (21') x 4.40m (14'5")
Shower Room	2.30m (7'7") x 2.10m (6'11")

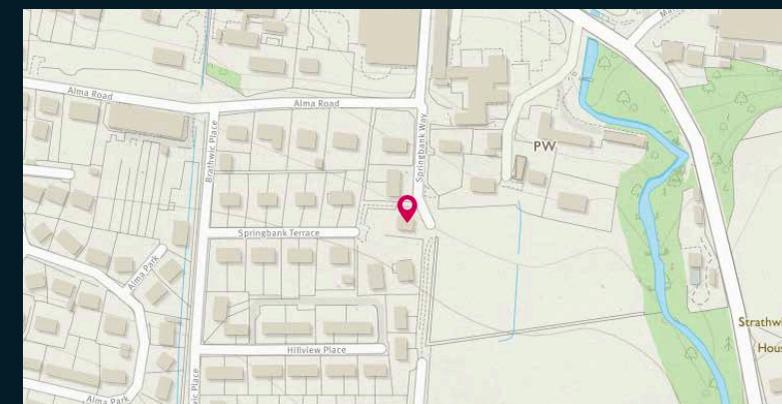


Image credit: <https://www.onlinesurvey.co.uk/omaps/>



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