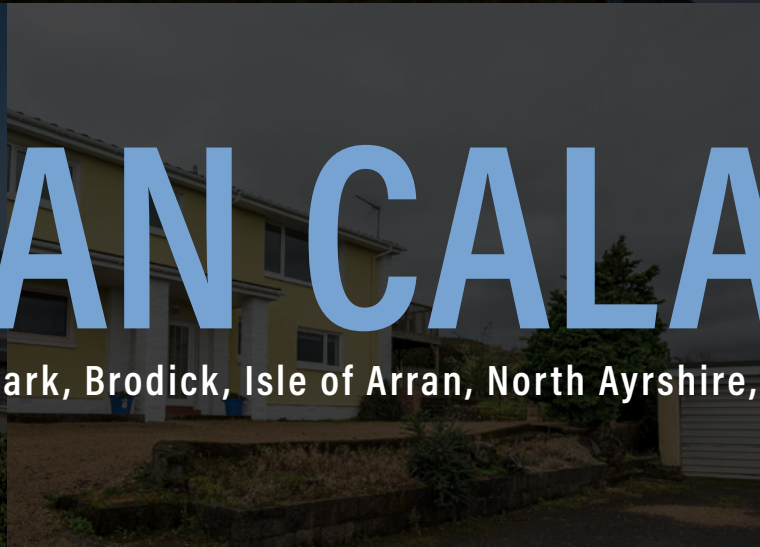
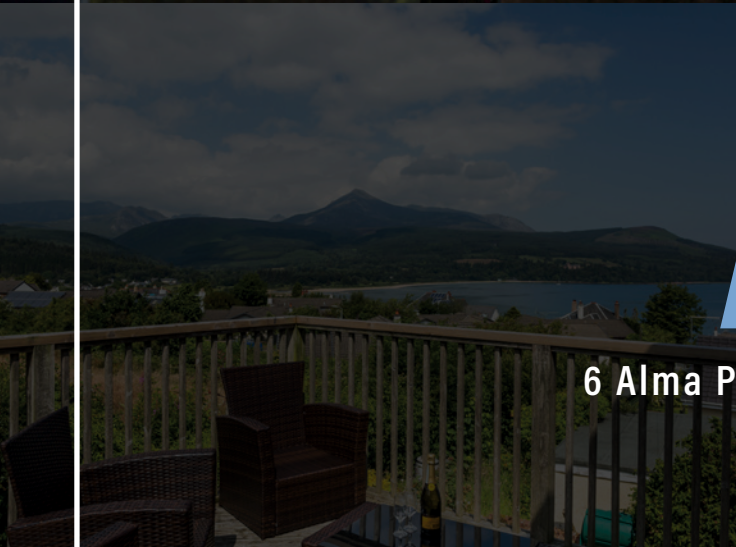


# AN CALA

6 Alma Park, Brodick, Isle of Arran, North Ayrshire, KA27 8AT



**McEwan Fraser Legal**  
Solicitors & Estate Agents



## THE LOCATION

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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 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 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!







VIEW FROM PROPERTY



## AN CALA

If you have ever leafed through a trendy design magazine, you will know that certain houses capture the imagination and take your breath away. 'An Cala' 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. It has one of the most beautiful and iconic positions on the Island and enjoys spectacular and uninterrupted views over Brodick Bay towards Goat Fell. This three-bedroom, the detached villa was imaginatively and individually designed to maximise the stunning location and natural light that pervades this enviable location and was constructed around 1972. It would make a super family/holiday home and has the bonus of a self-contained, one-bedroom annexe (ideal for holiday lets, Airbnb or independent living) that could easily be incorporated into the main house if desired. Internally, the property has been comprehensively modernised in recent years and now offers versatile family accommodation, formed over two substantial levels, with the main living accommodation and balcony on the upper floor - to take in the breathtaking views.



## AN CALA

Inside this fantastic home, you will find an inspired and adaptable layout that provides light-filled, spacious luxury. An open, free-flowing approach to internal space ensures that this home combines liveability with highly refined elegance. Once inside this home, you will be able to reach out and touch quality and craftsmanship, no matter what room you are in. The property is surrounded by landscaped gardens, which make the most of the stunning outlook. The rear garden is tiered, and the upper section is mainly laid to lawn. There is a driveway to the front and side aspect, providing off-road parking for numerous vehicles. This leads to a detached, double-width garage, with power and light. With mature trees, shrubs and flower borders in the garden, red squirrels and a host of wild birds, this is a secluded haven!



VIEWS FROM THE PROPERTY



## AN CALA



The subjects are entered via a private entrance vestibule. A door opens from here into a bright, welcoming reception hallway, with a staircase off to the lower landing and a handy storage cupboard. The entire ground floor offers thoughtfully planned accommodation, with three, well-proportioned bedrooms and a spacious family bathroom. The bright and spacious master bedroom is the last word in luxury, with outstanding views towards Goat Fell, and an en-suite shower room. The remaining bedrooms both have space for additional free-standing furniture if required and have use of a contemporary, family bathroom suite.



## AN CALA

From the reception hallway, the staircase takes you to the lower landing. Access can be gained from here into the conservatory, which is a great room to just relax and 'chill' and offers superb views towards the rear. French doors open from here onto the patio in the rear garden - which is a stunning spot to spend a summer's evening entertaining and has been used for this purpose on many an occasion.

The upper level is the perfect zone for entertaining - the kitchen/breakfast room opens freely into the living zone - ensuring that the chef is never far away from the party! The kitchen has been fitted to include a good range of floor and wall mounted units, with a striking worktop, providing a fashionable and efficient workspace, which extends into a small breakfasting bar. It further benefits from space for a range cooker, with an integrated hood over. There is further space for a slimline dishwasher and an upright freezer and has the addition of a utility cupboard.







## AN CALA



The glazing in the lounge makes the most of the natural light to create a modern and contemporary ambience and offers spectacular views of the Firth of Clyde and Goat Fell. Access can be gained to the balcony, which offers uninterrupted views as far as the eye can see, is the perfect spot to spend a lazy summer's day entertaining friends and family, and has been used for this purpose on many an occasion! A separate dining area connects the kitchen to the living zone and completes the accommodation on this level.

The specification includes oil central heating and double glazing for additional peace of mind and comfort.



## THE ANNEXE

A private door to the rear allows access to the independent, one-bedroom annexe, which is perfect for holiday lets or an elderly relative or teenage requiring a level of independence.

In more detail, the accommodation comprises; A welcoming open-plan kitchen/diner, which has been fitted to include a range of floor and wall mounted units with a worktop and benefits from space for an under-counter fridge. Access to the cosy lounge/study is gained from here and this room further benefits from a stunning outlook. Stairs rise from the kitchen/diner to the master bedroom/studio, which is located on the first floor and offers excellent views of the ever-changing waters and has the luxury of an en-suite shower room. This room is exceptionally well-proportioned and could easily double as a living zone.

Access can be gained into the main house via a connecting door (from the lounge/study) opening into the main entrance hall.





## The Details

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### PLANNING PERMISSION

Please note planning permission was granted on 5th January 2018 by North Ayrshire Council (N/17/01141/PP) for the erection of a balcony over the front porch. A copy is available upon request.

### ADVANCED WALL SOLUTIONS

Please note Advanced Wall Solutions ([www.advancedwallsolutions.com](http://www.advancedwallsolutions.com)) have just completed a new coating of the exterior walls (October 2019). A copy of the 10-year warranty is available upon request.

### HOUSE POTENTIAL

The property has a unique setting. It not only offers potential purchasers a wonderful family/holiday home, but it also provides an unparalleled opportunity to create a home-based lifestyle business. The interior of the house is very adaptable and would lend itself perfectly to be used as a holiday let alongside the independent annexe. The present owner currently rents the main house and resides in the annexe and has many returning customers. This means that anyone wishing to operate a holiday let or similar will 'hit the ground running' as they will have the possibility of immediate income from their new home.



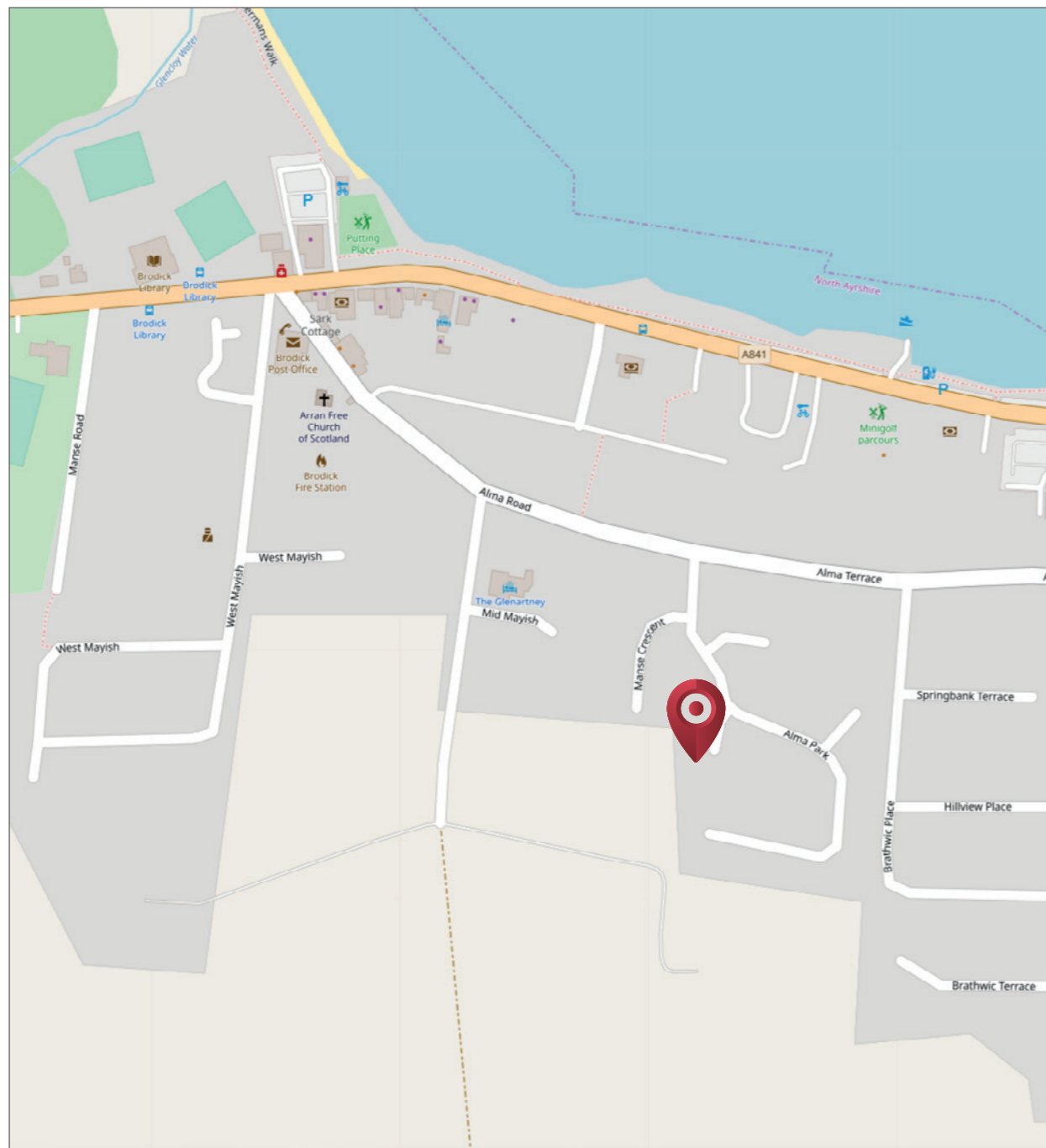


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

Approximate Dimensions (Taken from the widest point)

## MAIN PROPERTY

### LOWER LEVEL

Master Bedroom	3.50m (11'6") x 3.50m (11'6")
En-suite	2.20m (7'3") x 1.50m (4'11")
Bedroom 2	3.50m (11'6") x 3.40m (11'2")
Bedroom 3	2.50m (8'2") x 2.30m (7'7")
Bathroom	2.20m (7'3") x 1.90m (6'3")

### MID LEVEL

Conservatory	3.30m (10'10") x 3.20m (10'6")
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### UPPER LEVEL

Lounge	6.10m (20') x 3.50m (11'6")
Dining Area	3.50m (11'6") x 3.00m (9'10")
Kitchen	3.50m (11'6") x 3.00m (9'10")
WC	2.40m (7'10") x 0.90m (2'11")

## THE ANNEXE

### LOWER LEVEL

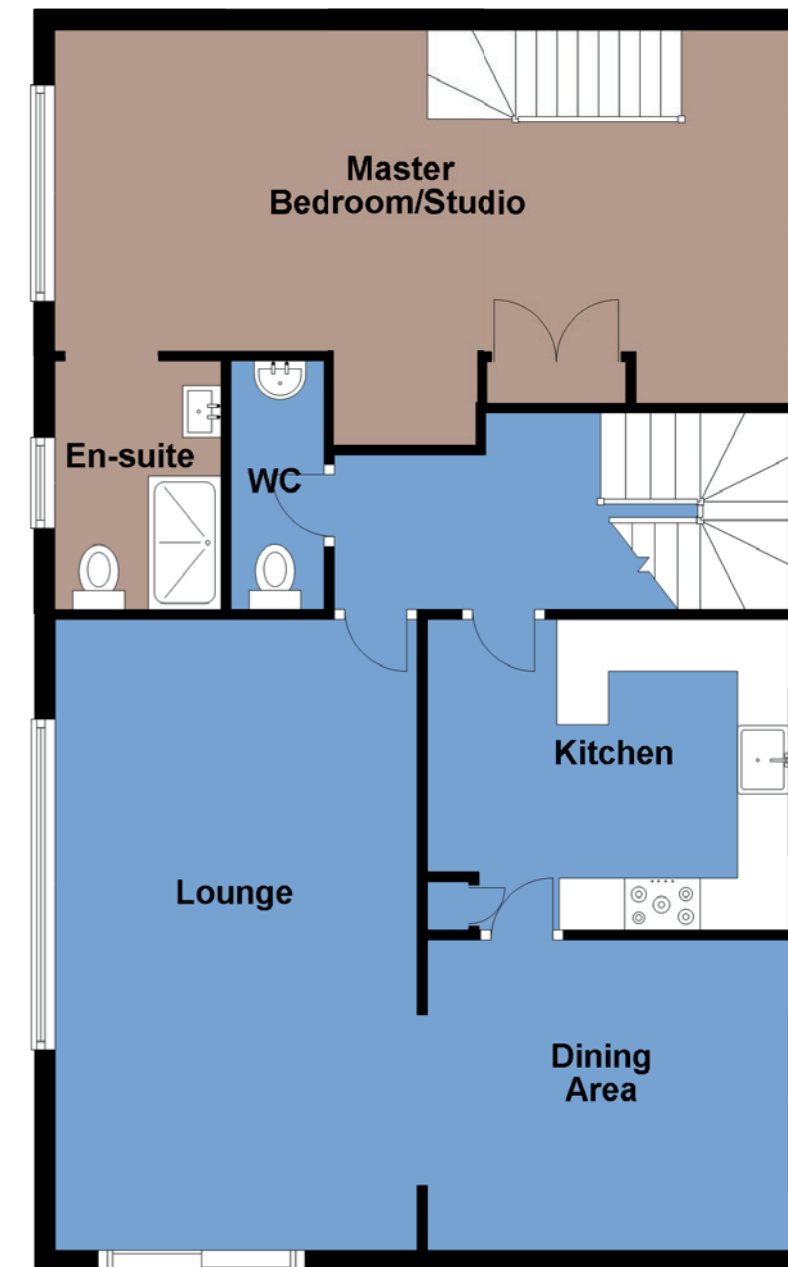
Lounge/Study	3.60m (11'10") x 3.50m (11'6")
Kitchen/Diner	3.60m (11'10") x 3.50m (11'6")

### UPPER LEVEL

Master Bedroom/Studio	7.10m (23'4") x 3.60m (11'10")
En-suite	2.40m (7'10") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 180m<sup>2</sup>

EPC Rating: E



# VIEW FROM FRONT OF PROPERTY



  
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**ANDY SURRIDGE**  
Photographer



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**ALAN SUTHERLAND**  
Designer