

# ST ELMOS HOUSE

SHORE ROAD, BRODICK, ISLE OF ARRAN,  
NORTH Ayrshire, KA27 8DW



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents





# BRODICK

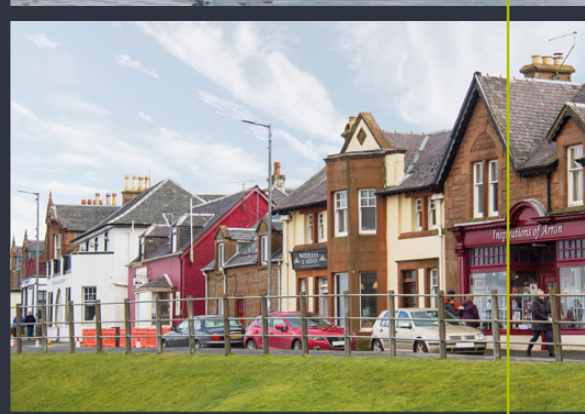
Brodick (Arran's main town) has two larger Co-Op supermarkets and a full range of professional services. Brodick is the port from which regular sailings throughout the day, serviced by Caledonian MacBrayne, lead to the mainland at Ardrossan. Commuters and travellers now benefit from Road Equivalent Tariff (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, 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.

St.Elmos House has a wonderful position overlooking Brodick Golf course and the beautiful beach is a mere stroll away. Brodick Castle, with its world-famous gardens, and the Auchrannie Spa Hotel, with its two swimming pools and all its amenities, including a beauty salon if you fancy some pampering, are close-by. The Heritage Museum, Cheese shop, Arran Aromatics and Brewery are all within a level walk, where you can also pick up the start of the Goatfell path.











# ST ELMOS HOUSE

We have great pleasure in offering to the market this very competitively priced, detached villa (formerly a hotel), perfectly positioned in this highly desirable location and offering views over the golf course, towards Goat Fell. The property is within a level walk of the heart of Brodick.

The house has been imaginatively designed and extended to offer complete flexibility and individuality and great emphasis has been placed on the creation of easily managed and free-flowing space, on a bright layout. Room usage throughout can be adapted to meet individual purchasers' needs and would be of massive appeal to a number of investment buyers or someone looking for a home-based lifestyle business, as a particular feature of the house is the large plot it sits on and the outstanding outlook.

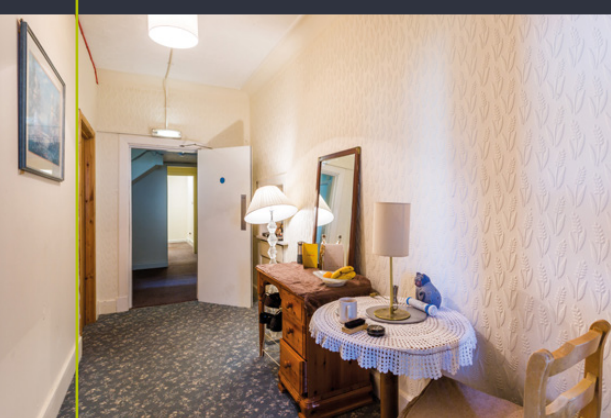
**The property requires a level of upgrading/modernisation but has been very competitively priced to realise an early sale. A prospective purchaser has a blank canvas to re-design and re-configure (STPP) the property to their own taste and style and add immediate value. Once completed, the property will offer incredibly well-proportioned room sizes - making this a super acquisition for a builder/investor/developer looking for a renovation project. There is the very real possibility that the property could also be demolished in its entirety (STPP) and the whole plot re-developed. The options are endless.**











### Accommodation

#### Ground Floor

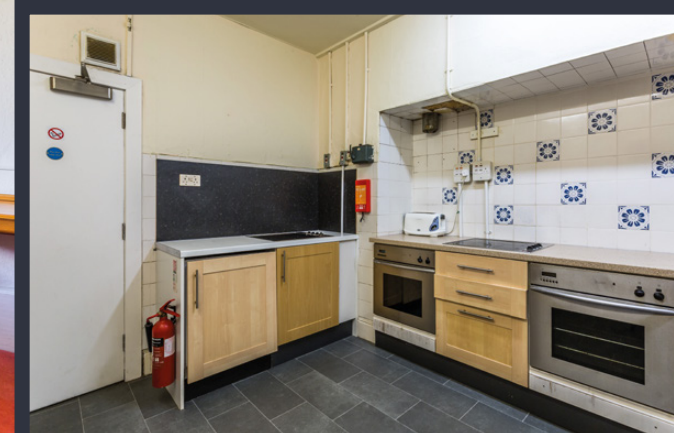
- Self-contained one bedroom (side) flat with kitchenette and shower-room
- 3 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Laundry Room
- 3 Store Rooms
- 1 WC

#### First Floor

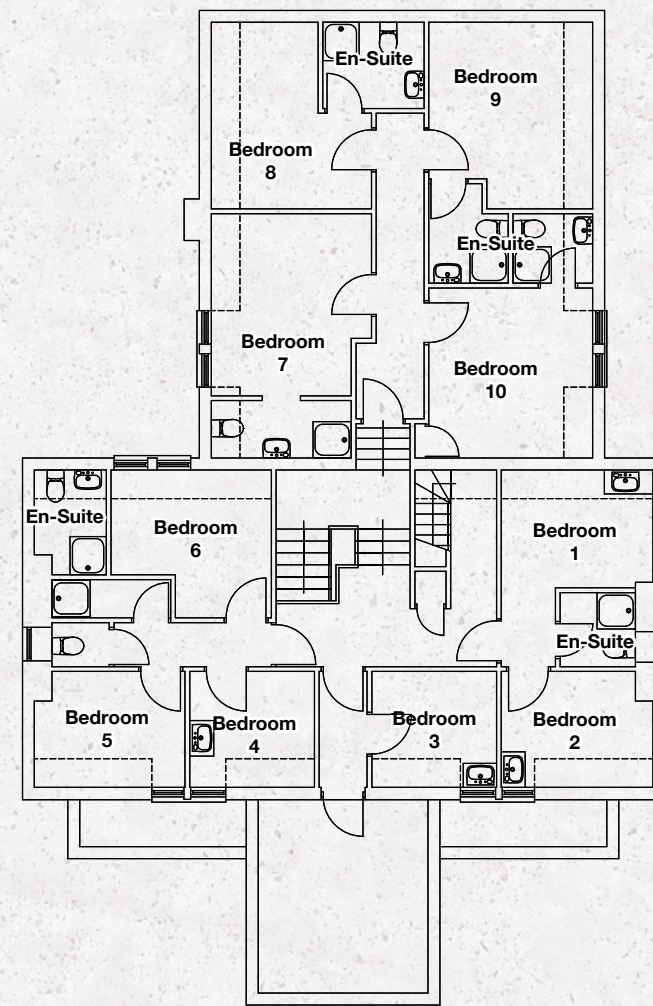
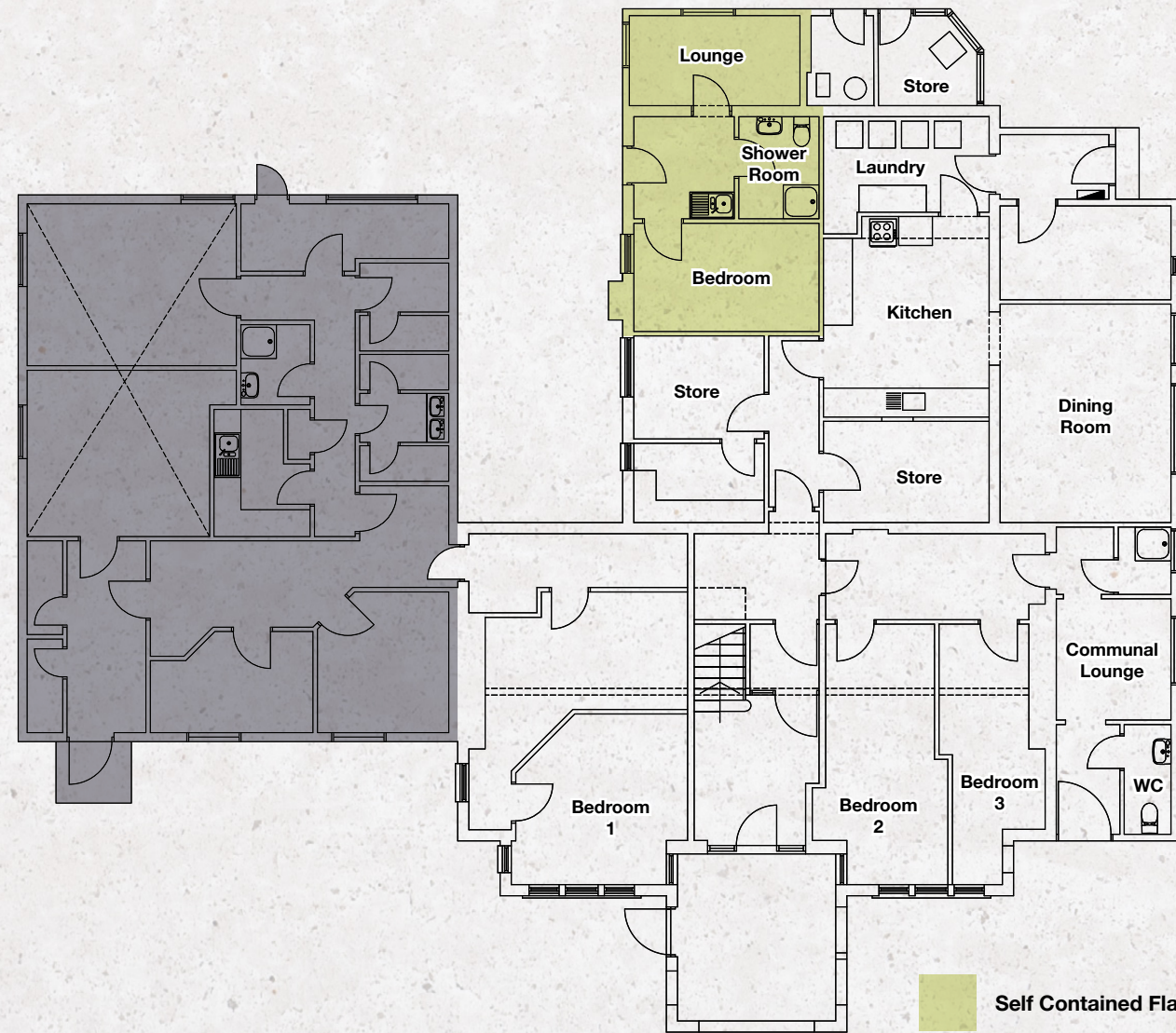
- 5 Bedrooms with en-suites
- 5 Further Bedrooms
- 1 Shower-room
- Balcony overlooking Brodick Bay

#### Attic Floor

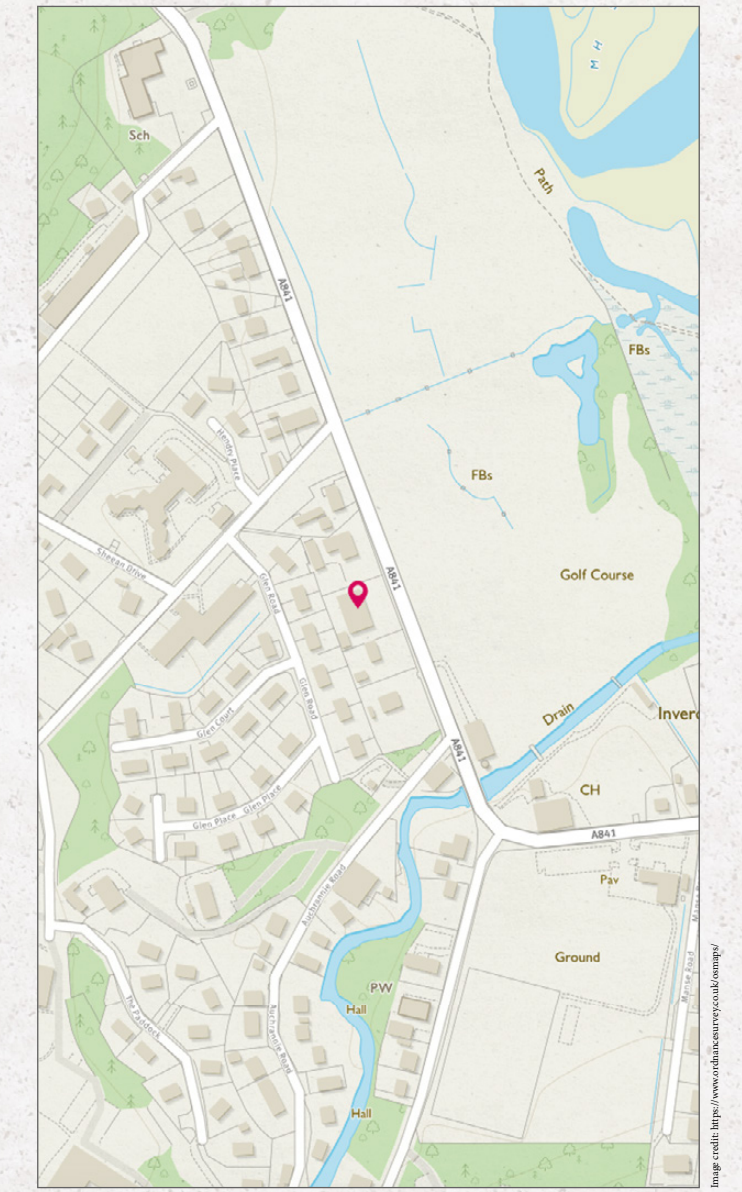
- 1 Bedroom with en-suite
- 2 Bedrooms with wash hand basins
- 1 Shower-room







-  NEAR SCHOOLS
-  DEVELOPMENT OPPORTUNITY
-  LOCAL AMENITIES
-  FERRY TERMINAL
-  NEAR BEACH
-  VIEWS





### Planning

Planning permission was granted on the 3rd May 2017 (N/17/00257/PP) for the erection of a flatted development of 5 dwelling flats and partial demolition of the former hotel. It is assumed that the plot has no onerous burdens or restrictive servitudes within the title.

### Services

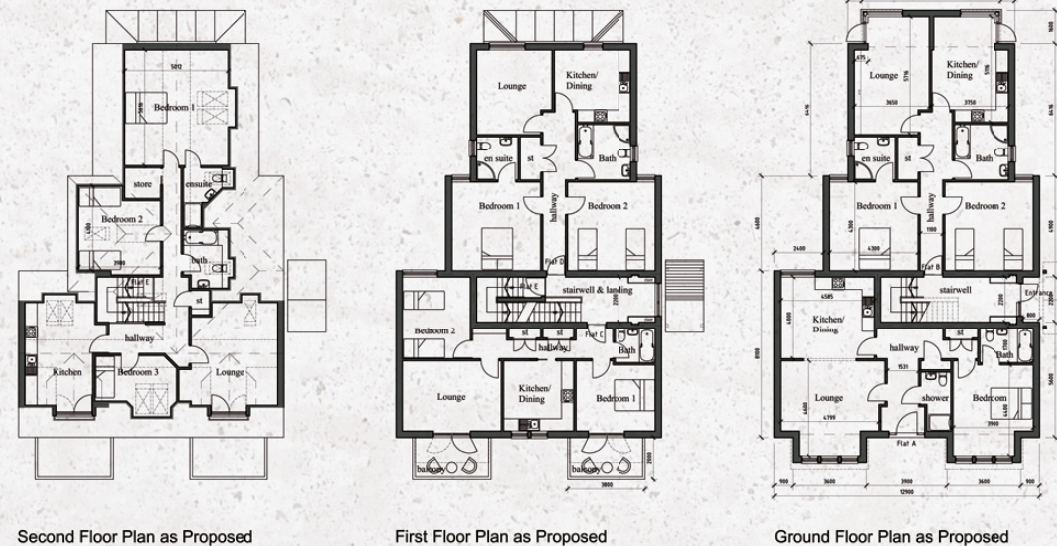
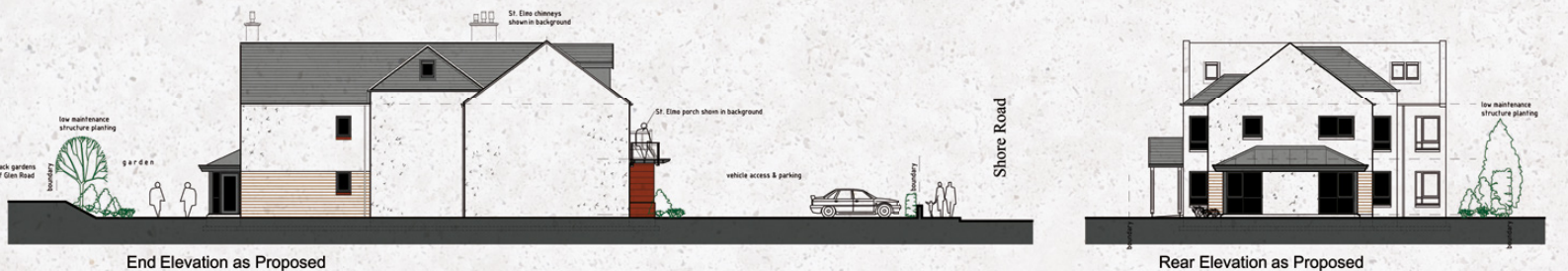
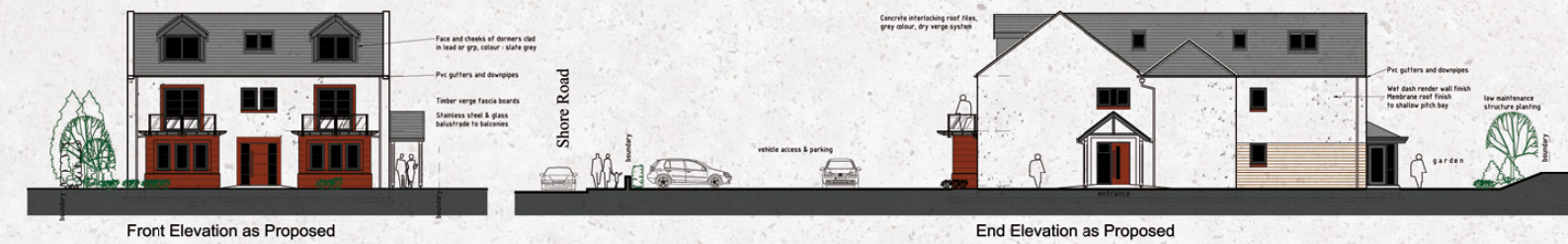
We believe that all main services are located in the vicinity of the site. There are residential dwellings in the immediate locale, which all have access to services. However, prospective purchasers should make their own enquiries with the appropriate service providers.

### Information Pack

Further information, which includes supporting surveys, planning drawings and decision notice is available upon request. The current owner has also commissioned drawings for alternative accommodation on the whole plot. These are also available upon request. It should be noted that planning permission has not been approved for any of the alternative schemes.

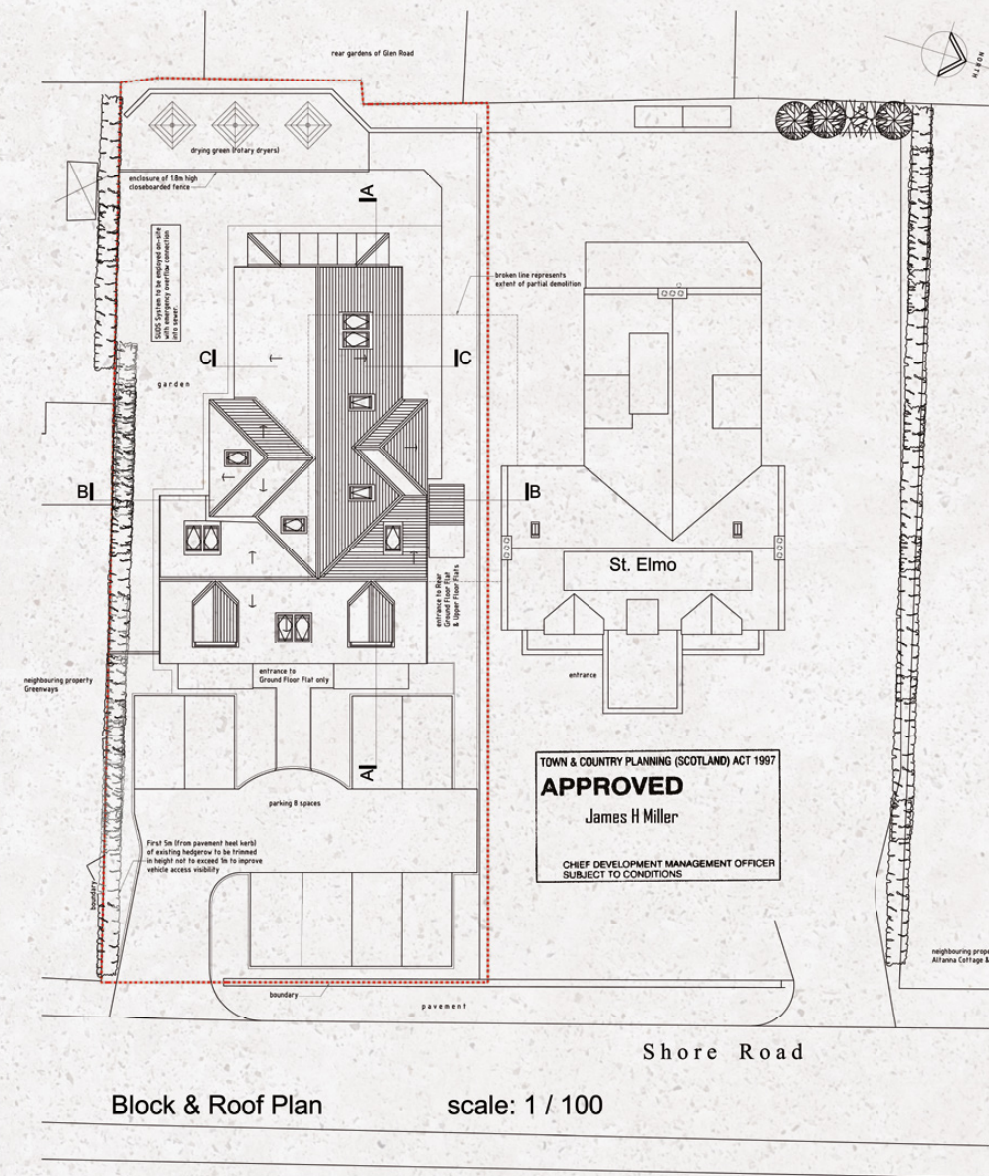
### DISCLAIMER

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.



TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997  
**APPROVED**  
 James H Miller  
 CHIEF DEVELOPMENT MANAGEMENT OFFICER  
 SUBJECT TO CONDITIONS

ACCOMMODATION SCHEDULE	
Ground Floor	80.28
A	180.53
B	80.28
C	90.69
D	138.00
E	138.00
Total GFA	428.78sq m
Total GFA including stairwell	428.78sq m
Ground Floor	200.83
1st Floor	180.53
2nd Floor	138.00
Total	519.36sq m
External Footprint	222.44sq m



Block & Roof Plan scale: 1 / 100



North Elevation - St. Elmo



Section on A-A as Proposed



Section on B-B as Proposed



Section on C-C as Proposed





  
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