



The Pier House, Brodick

THE PIER HOUSE IN BRIEF

- Near Brodick Pier
- Substantial red sandstone detached villa
- Three bedrooms
- Large enclosed rear garden
- Two reception rooms
- Ample parking and garage

ACCOMMODATION

The Pier House is a traditional red sandstone villa in a truly unique location, from the windows to the front you can clearly see the ferry coming and going. Accommodation comprises reception hallway, lounge, dining/sitting room, kitchen, and on the upper half landing a family bathroom, on the upper floor there are two spacious double bedrooms and a single bedroom. The property requires a degree of modernisation.

DIRECTIONS

The Pier House is the red sandstone house set back from the car parking area at the end of the pier.

GARDEN

To the front, the small enclosed area is partially gravel with flower beds and to the rear the well maintained, fairly large garden is mainly lawned with mature trees and shrubs. There is also a brick built garage which was formerly a stable, and a brick built outhouse split into two separate areas, both have power and light. The rear garden is bounded by a red sandstone wall and fencing.

SERVICES

The Pier House is connected to mains electricity and water. Electric storage heating. Drainage is to a shared septic tank.

COUNCIL TAX

The property is currently banded 'D' for council tax paying £1385.82 including water in 2017/18.



DESCRIPTION

The Pier House is a substantial detached sandstone villa, centrally located at Brodick Pier, with a wealth of history attached, being the former harbour master's home. Stunning views over the car park of Brodick Bay and Goatfell. The location of this villa offers the opportunity for a unique family home or for the property to be redeveloped. The property requires a degree of modernisation.

APPROXIMATE ROOM DIMENSIONS

ENTRANCE HALL:

1.84m x 5.01m (6'0" x 16'5") overall

LOUNGE:

3.70m x 4.95m (12'2" x 16'3")

LIVING/DINING ROOM:

3.43m x 4.94m (11'3" x 16'2") overall

KITCHEN:

3.53m x 1.92m (11'7" x 6'4")

BATHROOM:

2.29m x 1.84m (7'6" x 6'0")

BEDROOM 1:

3.69m x 4.86m (12'1" x 15'11") overall

BEDROOM 2:

2.31m x 2.18m (7'7" x 7'2")

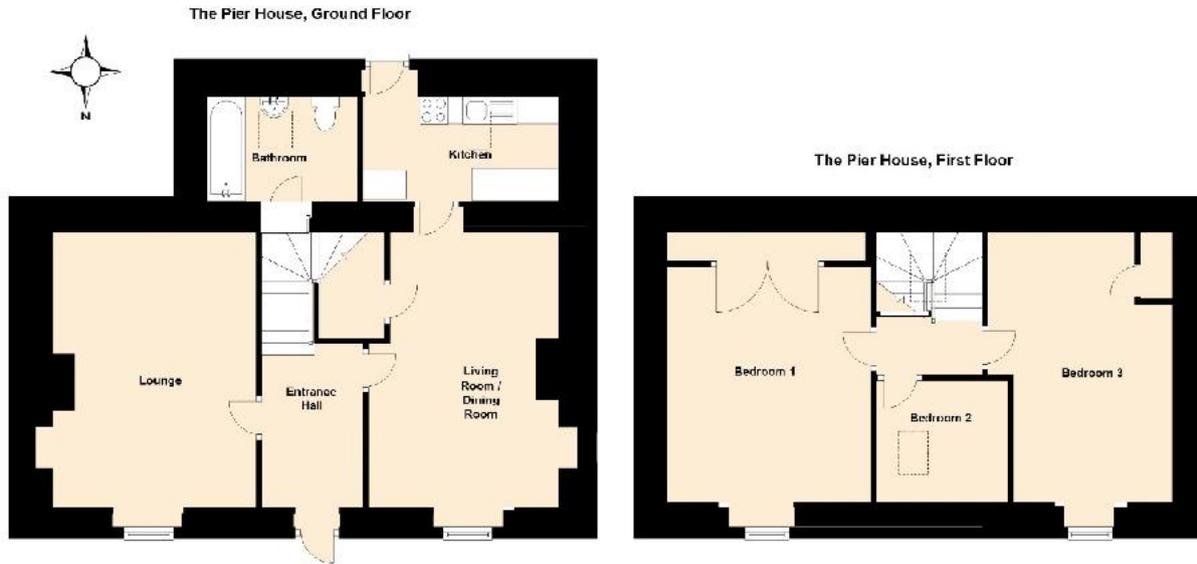
BEDROOM 3:

3.37m x 4.85m (11'1" x 15'11")

OTHER INFORMATION

Situated at Brodick Pier, The Pier House is near amenities including the local shops, restaurants and other attractions in this popular holiday village. Local sports facilities include outdoor tennis courts, bowling green, putting green, sports field and 18-hole golf course as well as the excellent facilities at Auchrannie Resort. There is a primary school in the village, the secondary school being at Lamlash.





FLOOR PLANS NOT TO SCALE: FOR GUIDANCE ONLY

*If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.
Caledonian MacBrayne Tel: 01770 460 361; www.calmac.co.uk*

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