



18 Alma Park, Brodick



18 ALMA PARK IN BRIEF

- Large detached villa
- Quiet central location
- Five double bedrooms
- Excellent views over Brodick Bay
- Separate Garage
- South facing conservatory

ACCOMMODATION

Extremely spacious detached split-level villa in elevated location. The accommodation on the lower level comprises two double bedrooms and shower room on the upper level porch, toilet, kitchen, dining room, lounge, bathroom, conservatory, and three double bedrooms.

DIRECTIONS

From Brodick pier turn right and take first left up Alma Road before the Co-op. Proceed round to the right for approximately 200 metres passing the red sandstone Alma Terrace and turn left into Alma Park, then first left where 18 Alma Park is on the right-hand side on the first bend.

GARDEN

The front garden is mainly laid to lawn with hedging and mature shrubs and trees, the side garden has a pathway to the detached spacious garage, there are gravel beds and flowering shrubs and bushes. The rear garden is enclosed and has been slabbed making this a dedicated south facing patio area with access to the conservatory. There is a small outhouse which has a washer/dryer.

SERVICES

The property is connected to mains water, electric and drainage. Heating is by electric storage heaters and panel heaters.

COUNCIL TAX

18 Alma Park is Banded 'E' for council tax paying £2085.25 in 2017/18 including water and waste water.



DESCRIPTION

This large detached villa is situated in an elevated position with wonderful views over Brodick Bay. The property is split level, on the lower ground floor there are two large double bedrooms both with windows overlooking the front garden between them is a shower room with modern fixtures and fittings and a corner shower cubicle.

On the upper level, there is an entrance porch which leads to the kitchen and on to the dining room from which you can access by sliding glazed doors the extremely spacious lounge, the lounge has front facing windows and a panoramic view of Brodick Bay. From the internal upper hall there are three double bedrooms, two of which have front facing windows with views over Brodick Bay. There is a family bathroom and large linen/storage cupboard. A few steps down from the dining room there is a conservatory which is south facing and has a door leading to the rear garden.

APPROXIMATE ROOM DIMENSIONS

PORCH:	1.37m (4' 6") x 0.95m (3' 1")
TOILET:	1.37m (4' 6") x 1.37m (4' 6")
KITCHEN:	2.97m (9' 9") x 3.53m (11' 7")
DINING ROOM:	2.56m (8' 5") x 3.53m (11' 7")
LOUNGE:	3.59m (11' 9") x 5.84m (19' 2")
HALL:	3.55m (11' 8") x 2.17m (7' 1")
BATHROOM:	1.54m (5' 1") x 2.53m (8' 4")
CONSERVATORY:	4.57m (15' 0") x 2.56m (8' 5")
BEDROOM 1:	3.55m (11' 8") x 2.63m (8' 8")
BEDROOM 2:	3.64m (11' 11") x 3.58m (11' 9")
BEDROOM 3:	3.64m (11' 11") x 3.58m (11' 9")
BEDROOM 4:	4.64m (15' 3") x 3.46m (11' 4")
BEDROOM 5:	4.70m (15' 5") x 3.46m (11' 4")
SHOWER ROOM:	1.77m (5' 10") x 2.24m (7' 4")

OTHER INFORMATION

Brodick is the main ferry terminal for the island and local amenities include the bowling green, tennis courts, 18 hole golf course, library as well as the excellent leisure facilities at the Auchrannie Resort.

There are many restaurants, shops and pubs. Brodick also has one of the island's petrol stations and the largest of the three Co-ops is located along the shorefront, also along the seafront there are boating facilities including launching ramp and moorings in the bay. Brodick has its own Early Years Nursery, Primary School and Arran High School is located in Lamlash to which pupils are conveyed by bus.







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 460361; www.calmac.co.uk

FLOOR PLAN NOT TO SCALE: FOR GUIDANCE ONLY

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