



Fraon, 21 Alma Park, Brodick



Arran
ESTATE AGENTS 

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FRAON IN BRIEF

- Detached three-bedroom bungalow
- Garage with power and light
- Offroad parking
- Gardens to front and rear
- Sun lounge
- Views towards Goatfell

DESCRIPTION

Detached bungalow in the popular Alma Park Estate enjoying views across Brodick bay to the Goatfell range of mountains. Accommodation comprises entrance hall, lounge, dining room, kitchen, sun lounge, bathroom and three bedrooms. Gas central heating and double glazing. Elevated location a short distance from the village centre. Mature garden with garage and off-road parking.

DIRECTIONS

From Brodick pier turn right, travel for approximately 100 metres then turn left immediately before the Co-op. Travel up and follow the road round to the right, take the second turning on the left into Alma Park and follow the road for approximately 200 metres where Fraon is located on the left-hand side.

GARDEN

To the front, there is a small lawned area and border with low hedging. To the rear the garden is sheltered by high hedges and is mainly lawn with mature shrubs, a paved area and timber garden shed. The substantial brick-built garage has power and light and there is space for offroad parking on the driveway.

SERVICES

The property is connected to mains electricity, water and drainage. Centrally heated by the LPG gas boiler supplying radiators throughout, supplemented by the gas fire in the lounge.

COUNCIL TAX

Currently banded 'E' for council tax paying £2140.38 in 2018/19 including water and waste water charges.



ACCOMMODATION

The partially glazed front door leads to the entrance vestibule which has hardwood strip flooring and an internal glazed door to the central hallway. There are two large built-in cupboards in the hallway.

The spacious lounge has windows to the front and gable giving views towards Brodick bay and the mountains beyond. There is a stone fireplace with inset gas fire and marble tiled hearth. The dining room has patio doors through to the sun lounge with pine panelling to the ceiling, parquet flooring and a glazed door to the kitchen.

The kitchen is fitted with base and wall units and pine effect worktop incorporating a stainless-steel sink it has space below for a dishwasher and washing machine. Window to the rear overlooking the garden and access to the sun lounge.

The spacious, bright, sun lounge is glazed to three sides with patio doors and side door to the rear garden. It has fitted base units, vinyl flooring and pine panelling to the ceiling. Wall mounted gas boiler.

The shower room has a white Victorian style suite comprising W.C., wash handbasin, bidet and shower cubicle with electric shower.

There are three bedrooms, two of which are doubles and the third being a small double or single.

APPROXIMATE ROOM DIMENSIONS:

ENTRANCE VESTIBULE:	1.63m x 1.20m (5'4" x 3'11")
LOUNGE:	4.70m x 4.70m (15'5" x 15'5")
DINING ROOM:	2.63m x 3.10m (8'8" x 10'2")
KITCHEN:	3.59m x 3.09m (11'9" x 10'2")
SUN LOUNGE:	4.47m x 2.83m (14'8" x 9'3")
SHOWER ROOM:	2.36m x 1.88m (7'9" x 6'2")
BEDROOM 1:	3.90m x 3.56m (12'10" x 11'8")
BEDROOM 2:	2.80m x 4.23m (9'2" x 13'11")
BEDROOM 3:	2.79m x 3.12m (9'2" x 10'3")

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 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.







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FLOOR PLAN • 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 460361; www.calmac.co.uk

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