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Rosbeg, 11 Sheean Drive, Brodick

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**Arran**  
ESTATE AGENTS



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### ROSBEG IN BRIEF

- Large detached bungalow in Brodick
- Situated in a quiet cul-de-sac
- Three bedrooms
- Large garden
- Appended garage
- Conservatory

### ACCOMMODATION

Spacious bungalow situated in the popular Sheenan Drive area of Brodick. Accommodation within comprises utility room, kitchen, lounge/dining room, conservatory, shower room, master bedroom with ensuite shower room, double bedroom and single bedroom.

### DIRECTIONS

From Brodick pier turn right and proceed through the village passing Brodick golf club house on the right hand side. Proceed for another 250 metres and turn left towards the Auchrannie Spa. Travel for approximately 200 metres passing the entrance of Auchrannie Spa and taking the turning on the right into the estate. Turn second left and along to the rear of the development and Rosbeg is the first house on the right.

### GARDEN

Situated in a tranquil location, the large garden is laid to gravel with numerous mature trees, shrubs, hedges and bushes with unique decorative plants, it is easy to see that this was once a much loved and well tended garden. There is a small lawn to the rear and a secluded patio area with access to the lounge/dining room and a further small patio across from the rear entrance door.

There is a slabbed path around the property with a driveway and off road parking. The appended garage has an up and over door and a pedestrian door situated to the rear.

### SERVICES

Rosbeg is connected to mains electricity, water and waste water. Heating is by electric storage heaters.

### COUNCIL TAX

The property is banded 'E' paying £2225.65 in 2019/20 including water and waste water.



## DESCRIPTION

Situated in the popular area of Sheean Drive, Glen Cloy, Rosbeg is in a quiet cul-de-sac and enjoys tranquility, although it has the best of both worlds as it is fairly near the Auchrannie resort as well as village amenities.

Entering by the rear the utility room housing the washing machine and dishwasher. Through to the contemporary kitchen which has white gloss base and wall units and a blue glass splash back, there is a Smeg stainless steel sink and a Cooke & Lewis ceramic hob with matching double oven. There is room for a breakfasting table.

Adjacent is the spacious lounge/dining room which has double aspect windows and patio doors leading to a secluded patio. There is a feature bespoke stone fireplace with timber mantle and inset electric fire with open fireplace behind.

The good size family shower/wet room has white wallboard and vanity unit with inset wash hand basin.

The master bedroom has fitted wardrobes and ensuite shower room with white wallboard.

There is a further double bedroom with fitted wardrobes and a single bedroom currently used as a study.

To the front of the property is a south facing conservatory which has access to the garden.

The kitchen and shower rooms are newly fitted and there are hardwood internal doors and timber flooring in the hallway and conservatory, some of the rooms are in need of modernisation.

## APPROXIMATE ROOM SIZES

UTILITY ROOM:	1.60m (5'3) x 2.65m (8'8)
KITCHEN:	2.97m (9'9) x 3.29m (10'0)
HALLWAY:	3.19m (10'6) x 7.11m (23'4) overall
LOUNGE/DINING ROOM:	3.98m (13'1) x 8.32m (27'4) overall
CONSERVATORY:	3.13m (10'3) x 3.69m (12'1) overall
SHOWER ROOM:	2.18m (7'2) x 3.28m (10'9) overall
MASTER BEDROOM:	3.70m (12'2) x 3.23m (10'7) overall
ENSUITE SHOWER ROOM:	1.20m (3'11) x 3.23m (10'7) overall
BEDROOM 2:	3.10m (10'2) x 3.29m (10'10) overall
BEDROOM 3:	2.43m (8'0) x 3.23m (10'7)

## OTHER INFORMATION

Glen Cloy is located in the outskirts of Brodick and is well placed for access to the leisure facilities at Auchrannie, Brodick Golf Course and other amenities within the village. Brodick primary school is a short distance away with secondary school being at Lamlash to which pupils travel to daily.







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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 460361; [www.calmac.co.uk](http://www.calmac.co.uk)*

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