



ELLERSLIE, BRODICK, ISLE OF ARRAN, KA27 8BZ



Arran
ESTATE AGENTS



Invercloy House, Brodick, Isle of Arran KA27 8AJ
01770 302310 | sales@arranestateagents.co.uk
www.arranestateagents.co.uk

ELLERSLIE, BRODICK, ISLE OF ARRAN KA27 8BZ

ELLERSLIE IN BRIEF

- Modern 2 bed detached villa
- Central village location
- Walk-in condition

DESCRIPTION

A rarely available two bed detached home in the popular Auchrannie Road. This wonderful recently built villa benefits from a modern, high specification finish and an accessible layout - all with the convenience of a village location. Accommodation comprises on the ground floor, reception hallway, family bathroom, large dining/kitchen and lounge and on the upper floor two generously proportioned double bedrooms with built in storage and a second bathroom.

DIRECTIONS

From Brodick Pier turn right, proceed through the village and passing Brodick Golf Club House on the right, take the next left and proceed for approximately 100 metres, where Ellerslie is on the left hand side.

GARDEN

The generous blocked driveway is to the front and side of Ellerslie and has parking for several cars. The low maintenance, rear garden has a delightful decked area which is border filled with flowers, trees and shrubs, and looks onto the Cloy burn.

SERVICES

The property is connected to mains electricity, water and drainage. Heating within ground floor rooms is provided by an electric underfloor heating system and elsewhere there are wall mounted electric radiators and electric heated towel rails within the bathroom and shower room. There is also a woodburner stove in the lounge.

COUNCIL TAX

The property is banded 'E' for council tax paying £1408.00 in 2019/20 including water and waste water charges.

OTHER INFORMATION

Located by the Auchrannie Resort and its excellent leisure facilities, Ellerslie is also just a short walk from the village amenities including the bowling green, tennis courts, 18 hole golf course and library. There are many restaurants, shops and pubs in Brodick, which also has one of the island's petrol stations and the largest of the three Co-ops. 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 which pupils travel to daily by bus.



ACCOMMODATION

With an open and level aspect, Ellerslie is a wonderfully located and cosy home in impeccable condition. This modern detached villa was built in 2014 and is maintained to a high standard.

Ellerslie is double glazed throughout with underfloor heating on the ground floor which is supplemented by a wood burning stove in the lounge. The first floor is heated by way of electric panel radiators, all of which are thermostatically controlled.

Entrance is via the main door, to the side of the property, into a wide hallway giving access to the substantial kitchen/dining room to the front of the building. With an abundance of modern white floor and wall mounted kitchen storage, attractive tiling and décor, it is well equipped, with an intergral gas hob and electric oven and also has a recently installed Bosch washing machine. The sale also includes a fridge freezer.

The attractive lounge sits to the rear of the home with a feature wood burning stove and French doors onto a charming seluded decked patio garden.

The ground floor bathroom is tasteful and modern with a white suite and separate shower. Adjacent to this is a very functional walk-in storage cupboard.

The stairway leads to the upper floor where there are two impressive double bedrooms, each with cleverly fitted storage space. The main bedroom enjoys a Juliette balcony offering a tranquil aspect over the Cloy burn; exposed timber beams add futher character to these attractive rooms

Ellerslie benefits from a second modern shower room on this first floor which is fresh and airy, and a further storage cupboard off the hallway, making very sensible use of the space.

Access to the property is via a well-maintained block driveway with easy space for parking and access to the wood store, parking area and bin area. There is also a timber shed for additional storage.

The grounds are level and accessible and entrance is either by three steps or a small ramp to the main door.

APPROXIMATE ROOM SIZES

ENTRANCE HALL:	3.52m (11'7) X 2.92m (9'7) overall
KITCHEN/DINING ROOM:	3.27m (10'9) X 4.76m (15'7)
BATHROOM:	3.20m (10'6) X 1.69m (5'7)
LOUNGE:	3.58m (11'9) X 4.76m (15'7)
BEDROOM 1:	3.57m (11'9) X 4.75 (15'7)
BEDROOM 2:	3.29m (10'10) X 4.21m (13'10)
SHOWER ROOM:	1.52m (5'0) X 1.98m (6'6)
CUPBOARD:	0.92m (3'0) X 1.86m (6'1)

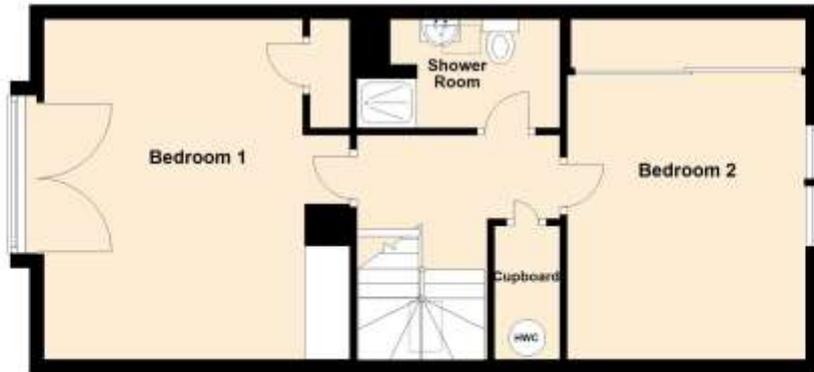




Ellerslie Ground Floor



Ellerslie Upper Floor



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 460 361 www.calmac.co.uk

A601 Printed by Ravensworth 01670 713330



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