



Heathfield House, Old Manse Road, Brodick

HEATHFIELD HOUSE IN BRIEF

- Central location
- Four bedrooms
- Two bath/shower room
- Walking distance of all village amenities
- Enclosed garden

DESCRIPTION

Heathfield House is a spacious villa in a central location within the village of Brodick. Accommodation comprises entrance hallway, lounge, breakfasting kitchen, two ground floor double bedrooms and shower room. On the upper floor there are two large double bedrooms and bathroom. The enclosed garden is mainly laid to lawn and there is space for parking. The property further benefits from oil fired central heating and double glazing.

DIRECTIONS

From Brodick pier turn right and proceed through the village. Pass the shops at Invercloy and proceed for 200 metres past the village hall and library on the right. On the left, turn sharp into Manse Road. Heathfield House is the first house on the left, directly behind the larger Heathfield.

GARDEN

The main driveway is flat and low maintenance with sufficient space for parking for two cars. This area also accommodates the oil storage tank. There is a large lawned area to the rear of the property as well as a large patio area.

SERVICES

The property is connected to mains electricity, water and drainage. Central heating and hot water are by a recently oil-fired boiler which supplies the radiators throughout.

COUNCIL TAX

Band 'E' for council tax paying £2311.83 including water and waste water in 2020/2021.



Accommodation

Heathfield House is centrally located, just off the main road in one of Arran's larger villages, Brodick. This spacious four-bedroom property would make a wonderful family home and is within easy reach of Brodick village shops, school, library and various other amenities. The main entrance leads you into a bright, open hallway with a galleried upper hall.

Off the hall is the family lounge and the breakfasting kitchen. The kitchen is fitted with pale wood effect contemporary base and wall units with a high gloss marble effect dark blue worktop.

There are two bedrooms on the ground floor which could easily be reconfigured into a study/home office or a more formal dining room, and a useful shower room and back door which gives access to the rear garden.

The stairs lead up to a galleried hall, from where there are a further two large double bedrooms and a family bathroom.

Heathfield House is in a desirable location and has the potential to be a tremendous family home.

APPROXIMATE ROOM DIMENSIONS

Lounge:	4.48m x 4.43m [14'8" x 14'6"]
Kitchen:	3.57m x 3.81m [11'9" x 12'6"] overall
Bedroom 1	3.53m x 2.16m [11'7" x 7'1"]
Bedroom 2	3.53m x 2.22m [11'7" x 7'3"]
Shower Room:	1.74m x 2.25m [5'9" x 7'5"]
Bedroom 3:	4.53m x 4.46m [14'10" x 14'8"]
Bedroom 4:	4.67m x 4.46m [15'4" x 14'8"] overall
Bathroom:	1.73m x 2.16m [5'8" x 7'1"]

Other Information

Heathfield House is centrally located in a fantastic spot in the heart of the village of Brodick. It is in an ideal position for easy access to the shops, restaurants and village amenities, such as health centre, tennis courts, bowling green, 18-hole golf course and leisure facilities at Ormidale Park and Auchrannie Resort. Brodick has its own primary school, with early years classes at Brodick Hall, the secondary school being at Lamlash to which pupils are conveyed daily by bus. Brodick is the main ferry port for the island.



Heathfield House Ground Floor



Heathfield House First Floor



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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