



Lyndene, Shore Road, Brodick, KA27 8AJ



Arran
ESTATE AGENTS



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LYNDENE, SHORE ROAD, BRODICK, ISLE OF ARRAN KA27 8AJ

LYNDENE IN BRIEF

- Centrally located red sandstone villa
- Uninterrupted views over Brodick bay
- Four bedrooms
- Spacious family home
- Close to local shops and amenities
- Development potential

DESCRIPTION

Situated in the heart of Brodick, Lyndene is a traditional stone-built villa, with stunning open views across Brodick Bay. Accommodation comprises front vestibule into entrance hall, airy lounge/dining room, kitchen, ground bedroom/office, two utility rooms, rear vestibule with access to patio and bathroom. On the mezzanine floor there is a bathroom, toilet and cloaks with storage cupboards and on the upper floor there are three double bedrooms, one with an ensuite shower room, a box room and a second lounge.

DIRECTIONS

From Brodick Pier turn right and proceed through the village where Lyndene is located on the left-hand side approximately half a mile from the pier. Please note there is no dedicated parking space with this property.

GARDEN

Rear entrance to the property is through a side gate giving access to the paved patio and garden area.

SERVICES

The property is connected to mains electricity, water and drainage. Heating and hot water is by an oil fired boiler with radiators throughout.

COUNCIL TAX

The property is banded 'E' paying £2401.82 including water and waste charges.

ENERGY PERFORMANCE

The energy efficiency rating is 'F' and the environmental impact rating for this property is band 'F'.

OTHER INFORMATION

The Isle of Arran is a place where you can find a little bit of everything you could ever want from a Scottish island; an ever-changing coastline, dramatic mountain peaks, sheltered beaches, verdant forests, great cultural festivals and a wealth of tasty local produce. With excellent leisure facilities including tennis and bowling facilities, the 18-hole golf course and those at the Auchrannie Resort, Brodick village's amenities include banks, shops, hotels, restaurants and bars. Brodick has a primary school with early years classes at Brodick Hall and Arran High school is located in Lamlash to which pupils travel daily by bus.



ACCOMMODATION

Lyndene is a traditional red sandstone building located in the center of Brodick. Currently a much-loved family home, the property was formerly a popular tea room with owner's accommodation above. With such a prime village location, views across Brodick Bay towards Brodick Castle, the potential for commercial use, with the relevant planning approvals, is very easy to appreciate.

The main entrance is via double storm doors into a spacious hall. The substantial lounge / dining room enjoys the stunning panoramic views of Goatfell and southerly towards the ferry port. There is a relatively modern fitted kitchen with cream gloss floor and wall mounted units with integrated gas hob, double oven and grill. Next to the kitchen is an office/bedroom, also on this floor are two utility rooms, rear vestibule and a ground floor shower room.

There is a single person lift to the upper floor and stairs leading up to the upper accommodation.

On the mezzanine floor there is a bathroom, separate toilet and a storage/cloakroom and on the upper floor there are three bedrooms, one with ensuite shower room, and a box room. A second lounge, with gas effect fire and boasting the fabulous front and side facing views towards Goatfell and the pier complete the versatile accommodation.

Additionally, and accessed from the rear garden area, there is a sizable basement room which offers further development options.

APPROXIMATE ROOM SIZES

GROUND FLOOR

ENTRANCE HALL	3.28m (10' 9") x 5.35m (17' 7")
LOUNGE/DINING ROOM	3.78m (12' 5") x 7.02m (23' 0")
KITCHEN	2.69m (8' 10") x 3.00m (9' 10")
BEDROOM /OFFICE	2.55m (8' 4") x 3.01m (9' 11")
REAR VESTIBULE	3.28m (10' 9") x 5.35m (17' 7")
SHOWER ROOM	1.74m (5' 9") x 3.56m (11' 8")
UTILITY ROOM 1	2.03m (6' 8") x 2.26m (7' 5")
UTILITY ROOM 2	1.94m (6' 4") x 3.47m (11' 5")

UPPER FLOORS (INCLUDING MEZZANINE FLOOR)

TOILET	0.84m (2' 9") x 1.50m (4' 11")
CLOAKS/STORAGE	1.99m (6' 6") x 2.65m (8' 8")
BATHROOM	2.21m (7' 3") x 1.88m (6' 2")
BEDROOM 1	3.12m (10' 3") x 4.26m (14' 0")
BEDROOM 2	3.89m (12' 9") x 3.82m (12' 6") overall
ENSUITE	1.84m (6' 0") x 1.64m (5' 5")
BOX ROOM	2.71m (8' 11") x 2.70m (8' 10")
LOUNGE	4.09m (13' 5") x 3.83m (12' 7")
BEDROOM 3	4.08m (13' 5") x 3.13m (10' 3")

GROUND FLOOR: 104.5 sqm (1125.5 sq feet)

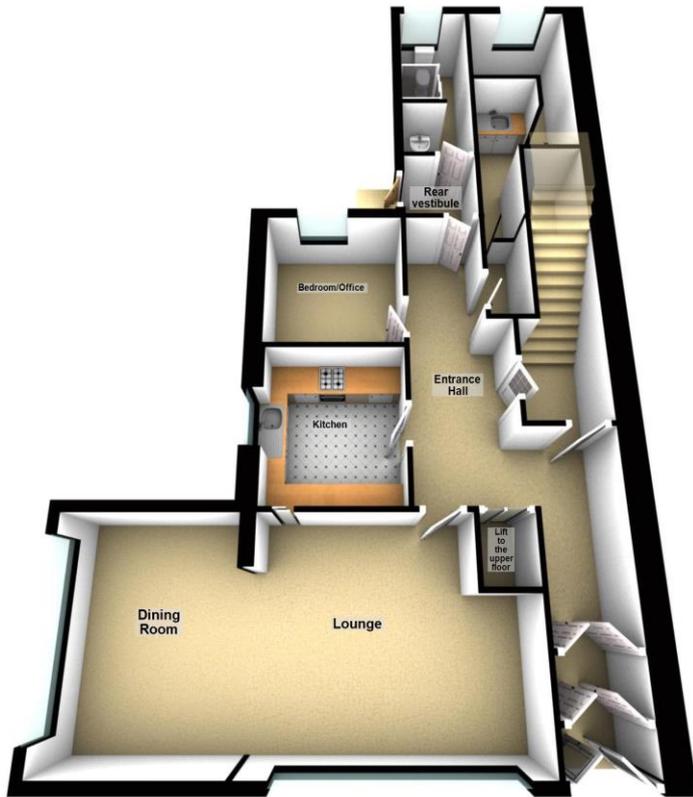
FIRST FLOOR: 97.8 sqm (1052.2 sq feet) approximately



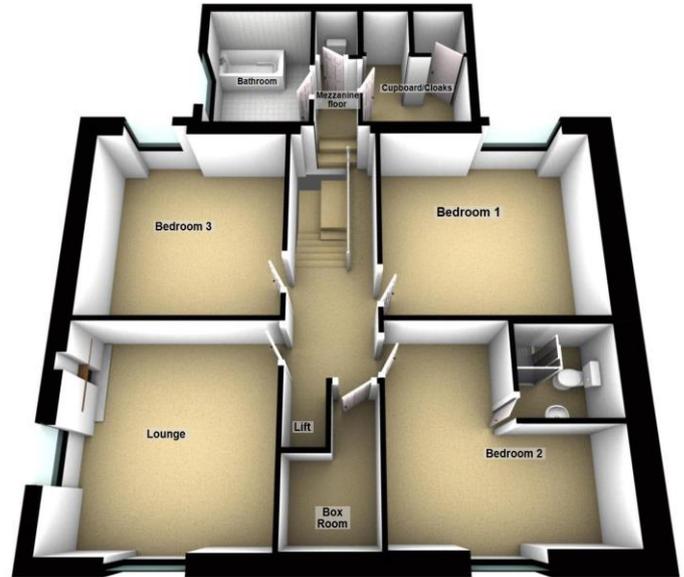




Lyndene



Upper floors



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

FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY

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PLEASE NOTE THAT ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY

The vendor or his agent reserves the right to accept any offer at any time without prior notice being given. However, the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be set. These particulars are believed to be correct but their accuracy is not guaranteed and they should not form or constitute any part of any contract.

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