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Norwood, 27 Alma Park, Brodick, KA27 8AT

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### 27 ALMA PARK IN BRIEF

- Beautifully presented bungalow
- Elevated location and views
- Large corner plot
- 3 Double bedrooms
- Versatile flexible family accommodation
- Garage and basement storage

### DESCRIPTION

27 Alma Park is a spacious three bedroom family bungalow enjoying a large corner plot in the popular Alma Park development offering flexible spacious living. It is beautifully presented and in walk in condition, enjoying an elevated location close to all amenities within the village of Brodick and takes in impressive views across to Brodick Castle and the mountain range of Goatfell.

Accommodation comprises central entrance vestibule, open plan lounge/dining room, well equipped kitchen, sun room/second lounge, three double bedrooms, a family bathroom and a shower room. As well as a number of built in store cupboards throughout, Norwood enjoys an integral double garage and substantial lower ground storage rooms which are fully carpeted and serviced.

### 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 300 metres where 27 Alma Park is on the corner on the lefthand side.

### GARDEN

27 Alma Park is situated within a large corner plot on the edge of this popular residential development enjoying a southerly aspect to the rear private gardens. To the front there is a wide gravel driveway with parking for two cars and access through to the large garage with EV charging point. A paviour patio area to the front and side with access to the sun room overlooks the low maintenance gardens planted with flower beds and mature shrubs and takes in the impressive views to Goatfell. A gravel pathway leads around the house to the rear with external access to the lower basement/ storage rooms leads to the large slightly sloping garden which is mostly laid to lawn and bounded by mature hedging and fencing.

### SERVICES

The property is connected to mains water, electricity and drainage. Hot Water and heating is via electric with storage heaters and panel heaters throughout.

### COUNCIL TAX

27 Alma Park is banded 'E' paying £1520.09 in 2023/2024 including water and waste water charges.

### ENERGY PERFORMANCE

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



## ACCOMMODATION

27 Alma Park is a light bright and airy bungalow flooded with natural light from the picture windows and elevated aspect.

The central entrance vestibule with space for hanging outdoor gear opens into a large open planning living dining room to the front taking in the view across Brodick Bay towards Goatfell and the mountain range of Arran. The lounge features an ornate timber fire place inset with electric fire. Hardwood flooring leads you through the dining space through to the large kitchen contemporary kitchen to the side. Which is fitted with a plethora of white floor and wall cupboards and counter top, integrated double oven with grill and electric hob. There is also a dishwasher, washing machine and fridge freezer and space for a small breakfasting table within the kitchen.

A door to the rear of the kitchen leads you through to the west facing second lounge/ sun room. Off the sun room is a shower room with W.C and door out to the gardens.

A hallway to the rear of the lounge leads you to the 3 double bedrooms all with built in storage and the family bathroom.

The spacious family bathroom is fully tiled and features a white suite with separate bath and shower cubicle, along with a large storage/ linen cupboard.

With fully service basement storage/ hobby rooms this lovely family bungalow offers a flexible living accommodation and separate space to work from home.

## APPROXIMATE ROOM SIZES

LOUNGE:	4.50m x 5.88m (14'9" x 19'3")
DINING ROOM:	2.98m x 2.92m (9'9" x 9'7")
KITCHEN:	2.92m x 4.77m (9'7" x 15'8")
SUN LOUNGE:	3.25m x 4.30m (10'8" x 14'1")
BEDROOM 1	3.50m x 3.89m (11'6" x 12'9")
BEDROOM 2	3.48m x 3.12m (11'5" x 10'3")
BEDROOM 3:	3.93m x 2.91m (12'11" x 9'7")
BATHROOM:	2.92m x 2.67m (9'7" x 8'9")
SHOWER ROOM	2.80m x 0.94m (9'2" x 3'x1")
STORE ROOM/ OFFICE:	3.44m x 3.54m (11'4" x 11'8")
STORE ROOM:	3.20m x 3.54m (10'6" x 11'8")

## OTHER INFORMATION

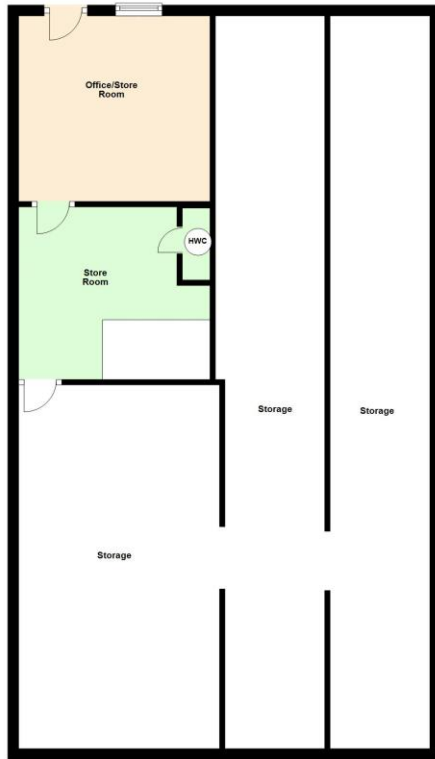
The Isle of Arran is a place where you can find a little bit of everything you'd ever want from a Scottish island; an ever-changing coastline, dramatic mountain peaks, sheltered beaches, verdant forests, great cultural festivals and a wealth of tasty local produce. 27 Alma Park location within the village of Brodick enjoys easy access to all the amenities of the village and across the island. 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.





### Basement

Approx. 103.5 sq. metres (1114.3 sq. feet)



### Norwood, 27 Alma Park

Approx. 148.4 sq. metres (1597.4 sq. feet)



Total area: approx. 251.9 sq. metres (2711.7 sq. feet)

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

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