



Chestnut Cottage, Glencloy, Brodick, KA27 8DA



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CHESTNUT COTTAGE, GLENCLOY, BRODICK, KA27 8DA

CHESTNUT COTTAGE IN BRIEF

- Charming and cosy one bed cottage
- Delightful rural location
- Ensuite and a second bathroom
- Brodick village amenities close by

DESCRIPTION

Chestnut Cottage is an end terrace cottage located in the peaceful Glencloy area of Brodick. Accommodation comprises entrance hall, downstairs bathroom, open plan lounge, dining and kitchen and on the upper floor the main bedroom with ensuite bathroom. Bursting with character and flooded with an abundance of natural light, this is a delightful cottage which offers modern open plan living for a couple or a single person.

DIRECTIONS

From Brodick Pier turn right and proceed through the village passing the Brodick Golf Clubhouse on the right. Proceed from a further 200 metres and turn left up Glen Cloy Road. Travel up this road for about 800 metres and turn right immediately past the timber yard. Carry on for about 200 metres and turn left past Glencloy Farmhouse, the large sandstone villa on the left, and follow the track round to the right where Chestnut Cottage is the first property on the left.

GARDEN

At the front, over the shared access track is an attractive mature garden area and parking for several cars, along with a large timber summer house with power. To the side of the property a south facing pavior patio is the perfect place to enjoy the evening sun. The patio leads around to the rear garden area which is terraced, planted with mature trees and shrubs and provide access to the woodland beyond.

SERVICES

The property is connected to mains electricity and water. Drainage is to a shared septic tank located in neighbouring grounds. Hot water and heating is via LPG boiler with radiators located throughout the cottage.

COUNCIL TAX

Currently banded 'B' for council tax paying £1247.84 including water.

ENERGY PERFORMANCE

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



ACCOMMODATION

Chestnut Cottage is a hidden gem, nestling in the tranquil setting of Glencloy, with southerly views across the valley and Brodick bay, yet close to enjoy all the village amenities on offer. The cottage is bright and airy with neutral décor and charming details.

Entering into the side of the cottage, there is a small vestibule with a tiled floor and large cloaks cupboard for storing all your outdoor gear. To the rear of the vestibule there is a large bathroom fitted with white suite.

The main open plan living area is spacious with a welcoming and cosy vibe. The lounge and dining area open into a modern and well fitted kitchen which wrap around to the rear. The contemporary base and wall mounted units, Belfast sink and Flavel Milano 100 Dual Fuel Range Cooker create an excellent and sociable space which boasts a roof galleried roof window as well as rear window. There is plenty of space for a washing machine, fridge and freezer - an offer to include these, and other contents, in the sale can be made if desired.

The stairs to the upper floor extend from the rear of the open plan living space and accommodate a practical under stair cupboard and storage shelves. Opening up to a generous double bedroom, there is no shortage of natural light with a dormer window to the front providing the delightful valley views. This appealing room has a large built-in wardrobe and a spacious en-suite bathroom.

APPROXIMATE ROOM SIZES

OPN PLAN LIVING	4.24m (13'9") x 5.01m (16'4")
BEDROOM 1	4.42m (14'5") x 4.74m (15'5")
ENSUITE	2.04m (6'7") x 3.12m (10'2")
BATHROOM	2.01m (6'6") x 3.01m (9'8")

OTHER INFORMATION

Chestnut Cottage is a short distance from the village amenities and the Auchrannie Resort with its excellent leisure facilities. Brodick village has a 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 island's 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.



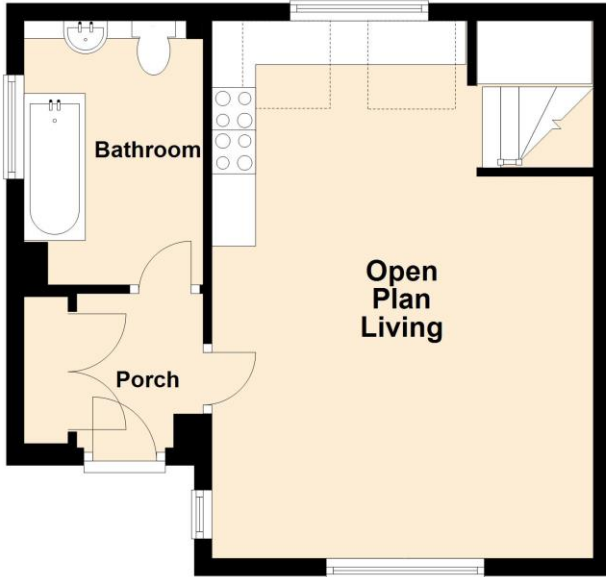


FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY



Chestnut Cottage Ground Floor

Approx. 37.2 sq. metres (400.8 sq. feet)



Chestnut Cottage First Floor

Approx. 30.0 sq. metres (323.4 sq. feet)



Total area: approx. 67.3 sq. metres (724.3 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

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