

Kilkenzie,
1 Manse Crescent,
Brodick,
Isle Of Arran,
KA27 8AS







Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

3 Bed Bungalow located in Brodick

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Enjoying a peaceful elevated position within the vibrant village of Brodick on the beautiful Isle of Arran, this attractive detached bungalow combines comfortable living with spectacular island scenery. Offering three generous bedrooms and two bathrooms, it is an ideal home for families, couples or anyone looking to enjoy a relaxed coastal lifestyle.

Step inside and you'll be welcomed by a bright, spacious hallway leading through to a comfortable lounge, where large windows make the most of the natural light and the wonderful outlook. The well-planned layout creates a warm and inviting home that's equally suited to everyday living and entertaining. An integral garage provides excellent storage as well as convenient parking.

One of the property's most appealing features is its stunning outlook towards Goatfell and across Brodick Bay. These ever-changing views can be enjoyed from several rooms, while the excellent location means you're just a short distance from the village's wide range of shops, cafés, restaurants and other amenities.

Outside, there is generous off-road parking for several vehicles, making it easy for both residents and visitors. Surrounded by Arran's breathtaking scenery, with fantastic walking, cycling and coastal adventures on the doorstep, this is a wonderful opportunity to enjoy island living at its best.

Covered porch
Steps lead to the generous covered porch at the front of the bungalow, which takes in the views across Brodick Bay to Goatfell.

Entrance hall
15'5" x 6'2" over
The entrance hallway welcomes you into this spacious bungalow.

Lounge
17'10" x 14'9" overall
To the front of the bungalow a spacious lounge flooded with nautral light from the dual aspect picture windows taking in the views across the Brodick bay to Goatfell and the mountain range of Arran.

Kitchen/dining room
15'5" x 14'9"
Overlooking the driveway and side gardens towards the rear of the bungalow a spacious kitchen, with ample room for a large dining table. The kitchen is fitted with wall and base units a freestanding electric cooker and space for a freestanding fridge freezer.

Utility
6'2" x 7'0"
To the rear of the bungalow the utility room has access to the rear vestibule and onwards to the gardens and garage. There is plenty of room for both a washing machine and a tumble dryer, under the counter top.

Rear vestibule
8'2" x 6'2"
A spacious rear vestibule with a door out to the rear gardens. There is plenty of room for storing outdoor gear and access to the appended garage and to the utility room.

Hallway
3'3"x 16'0" overall
Off the hallway are two large storage cupboards, one of which houses the hot water cylinder.

Bedroom 1
12'5" x 11'1"
The main double bedroom to the rear of the bungalow with spacious built in wardrobes with mirrored doors.

Ensuite wet room
5'2" x 8'11"
The ensuite wet room to bedroom one has a frosted window to the rear and is fitted with a white suite with a sink vanity unit and electric shower.

Bedroom 2
9'10" x 11'2"
Double bedroom to the front of the bungalow with built in wardrobes.

Bedroom 3
9'10" x 12'4"
Another double bedroom to the front of the bungalow with built in wardrobes.

Bathroom
6'10" x 9'0" overall
The family bathroom is fitted with a light coloured suite and has a frosted window out to the rear gardens.

Garage
12'4" x 21'3"
The appended spacious garage with power and light, has an up and over door to the driveway and side of the bungalow. To the rear of the garage a door opens into the rear vestibule.

Garden
Kilkenzie enjoys mature gardens on all sides, mostly planted with mature shrubs with paviour and gravel walkways. There is an extensive gravel driveway to the side with off road parking for several vehicles leading to the garage.
To the rear, there is a small patio area to enjoy the afternoon evening sun, a lawn area and drying green along with a timber shed for additional storage.

Services
Kilkenzie is connected to mains electricity, water and drainage. Hot water and heating is via electric with storage and panel heaters throughout.

Council Tax
The property is rated “E” band for council tax with North Ayrshire Council paying £3,012.28 in 2026/27 including water and waster water.

A little more information
Kilkenzie is located in Manse Crescent in the delightful village of Brodick.

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 and the secondary school is located in Lamlash to which pupils travel daily by bus.

Floor Plan

Floor plan is not to scale and is to be used for guidance only. Room sizes are approximate.

What3words///

Every 3 metre square of the world has been given a unique combination of three words.
Used for navigation, here are the words for this property:
What3words///melon.ringside.natively

Cal Mac travel details

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

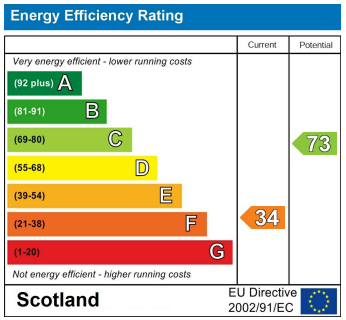
Viewings by appointment

Please note that viewings are strictly by appointment.
The vendor or their 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.

KILKENZIE, 1 MANSE CRESCENT GROUND FLOOR



TOTAL AREA: APPROX. 131.0 SQ. METRES (1410.5 SQ. FEET)



DIRECTIONS

From Brodick Pier, turn right and 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. Take the right into the cul de sac sign posted Manse Crescent and no one is the first property on the left hand side.
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