

7, Douglas Place,
Brodick,
Isle Of Arran,
KA27 8DB







Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

2 Bed
Cottage - Terraced
located in Brodick









Welcome to this charming cottage located on the popular Douglas row in the picturesque village of Brodick, Isle of Arran. This cosy yet surprisingly spacious home offers a wonderful opportunity for those looking to create their ideal living space. While some modernisation is required, this property presents a blank canvas for you to infuse your personal style and preferences whilst retaining some of the original features of this historical home.

The cottage boasts a welcoming atmosphere, perfect for families or individuals seeking a tranquil retreat. With ample room to entertain guests or enjoy quiet evenings, the layout is both practical and inviting. The surrounding area is renowned for its stunning natural beauty, providing a serene backdrop for everyday life.

Brodick itself is a delightful village, offering a range of local amenities, including shops, cafes, and recreational activities. The Isle of Arran is often referred to as "Scotland in miniature," and it is easy to see why, with its breathtaking landscapes and rich cultural heritage.

This property is an excellent opportunity for those looking to invest in a home that combines comfort with potential. With a little vision and effort, you can transform this house into your dream home. Do not miss the chance to explore the possibilities that await you at Douglas Place.

Entrance hallway
8'5" x 5'6"
The front door opens into the central hallway with access to all of the accommodation within, and has a large under stair store cupboard for storing all your outdoor gear. A glazed panel door to the side opens into the lounge and all the ground floor accommodation.

Lounge
11'8" x 14'8" overall
The spacious yet cosy lounge is to the front of the cottage with a window overlooking the gardens. There is space for a welcoming seating area beside the focal point of the open fire and plenty of room for a dining table as well. A second glazed panel door to the rear opens through to hallway.

Rear hallway
3'8" x 7'2"
From the lounge the rear hallway opens in to the kitchen.

Kitchen
7'0" x 9'4" overall
Off the hallway to the rear of the lounge the kitchen window overlooks the rear courtyard and has plenty of space for a breakfasting table. It is fitted with wall and base cream units with a complementary timber effect counter top, integrated electric hob and oven and space for a free standing fridge freezer.

Bathroom
10'4" x 7'2"
Bursting with quirky cottage features including a timber cottage door inset with stained glass, timber wall panelling and a circular frosted window. The bathroom to the rear is fitted with a white suite, and partially wall boarded and tiled with a shower over the bath.

Utility porch
3'11" x 13'9" overall
The utility porch is to the rear with a door out to the rear courtyard. Fitted with the white belfast sink with plumbing and space for a stacking washing machine and tumble dryer. An access hatch opens into the timber shed of the courtyard.

Bedroom 1
12'5" x 10'2" overall
On the upper floor a spacious double bedroom with traditional press and a dormer window to the front taking in the views across Brodick towards the golf course and bay.

Bedroom 2
9'4" x 10'10"
A second double bedroom with a built in wardrobe and dormer window to the rear.

Garden
To the rear of the property and accessed directly from the rear door is a delightful secluded courtyard which is enclosed by the original high stone garden walls.
There are three external brick built store rooms, one of which accommodates the oil fired boiler, as well as a large timber shed which requires some attention in making it wind and water tight. The shed is accessed via a hatch in the utility porch.

All of the cottages in Douglas Place enjoy wonderful long gardens to the front - these are located across the road at the front of the cottage and are a unique addition to each property.
These gardens are owned by Arran Estates and was originally leased to each cottage owner.

Services
7 Douglas Place is connected to mains electricity, water and drainage. Hot water and heating is provided via the externally located oil fired boiler supplying radiators throughout. This is supplemented by the log burning stove in the lounge.

Council tax
The property is rated “B” band paying £1,818.56 in 2026/27 including water and waste water.







A little more information

Douglas Place dates from around 1856 and was originally built for estate workers, the terraced cottages are now ‘B’ listed by Historic Scotland and known locally as ‘Douglas Row’ - they are very sought after!

7 Douglas Place is ideally located to access all the village services and community. 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.

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.

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///louder.sometimes.probable

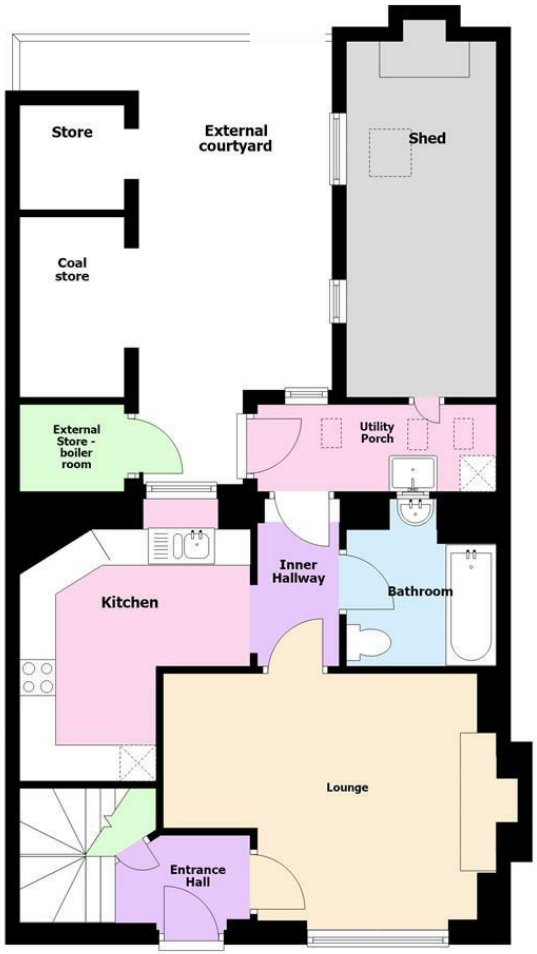
Viewings by appointment

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.

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

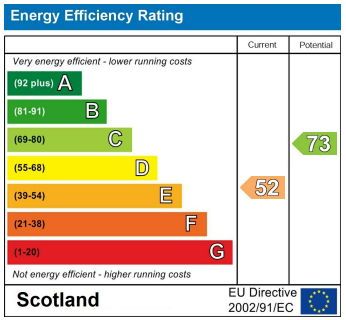
7 Douglas Place Ground Floor



7 Doulgas Place First Floor



Total area: approx. 79.3 sq. metres (853.2 sq. feet)



DIRECTIONS

From Brodick pier turn right and proceed through the village passing Brodick Golf Clubhouse on the right hand side. Proceed for a further 500 metres, turn left immediately before the school into Douglas Place and carry on past the house 'Stronach' where 7, Douglas Place is along the terrace, on the right, approximately half way along the first terrace. What3words///louder.sometimes.pro

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