

1, Cora Linn Court,
Brodick,
Isle Of Arran,
KA27 8AB







Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

3 Bed House located in Brodick

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Ideally located in the heart of Brodick on the Isle of Arran, this charming house at 1 Cora Linn Court offers a delightful blend of comfort and convenience, being a short walk to all the village amenities. Surprisingly spacious and flooded the natural light, this detached villa is perfect for both relaxation and entertaining as a family home. The three well-appointed bedrooms provide ample space for family or guests, while the two modern bathrooms ensure that everyone's needs are met.

Built around 25 years ago, this home is beautifully presented and well maintained with on going upgrades as and when required, the garden has been designed for low maintenance living, allowing you to spend more time enjoying the stunning surroundings rather than worrying about upkeep. The property boasts off-road parking, complete with a garage, providing secure and convenient access for your vehicles.

One of the standout features of this residence is the rear garden, which basks in the afternoon and evening sun, creating an ideal space for outdoor gatherings or quiet moments of reflection. The garden is beautifully presented and well maintained, offering a serene retreat right at your doorstep.

Located just a short, walk from the village amenities, you will find every you would want form shops, cafes, and local attractions all within easy reach, making this property not only a lovely home but also a practical choice for everyday living. Whether you are seeking a permanent residence and retreat, this house in Brodick is a splendid opportunity to embrace the tranquil lifestyle of the Isle of Arran.

Entrance hallway overall

10'5" x 15'9"
The front steps, lead to up to the entrance door opening into a wide hallway accessing all the accommodation within.

Ground floor W.C

3'4" x 4'5"
A handy ground floor toilet just of the hallway to the front of the villa.

Lounge

11'6" x 15'9"
The spacious lounge is flooded with natural light from the bay window to the front of the villa and glazed doors from the hallway and dining room as well as an internal window to the hallway.
This lovely room benefits from a feature fireplace inset with a electric fire to enjoy cosy nights in.

Kitchen

12'8" x 10'7"
A spacious breakfasting kitchen over looking the rear gardens and a door to the side and rear of the property. It is fitted with cream coloured timber effect wall and base units with a complimentary worktop, integrated oven and gas hob. There is space for a freestanding fridge freezer and plumbing/ space for a washing machine and access to the handy under stair cupboard accommodating the gas boiler with space for storing all your outdoor gear.

Dining room

10'7" x 8'4"
There is access to the lovely dining room to the rear of the villa via doors from the kitchen and lounge area with patio doors leading out to the sunny conservatory.

Conservatory

10'11" x 6'2"
To the rear the villa the large conservatory really is a an added bonus to this already spacious villa and the perfect spot to enjoying watching the visiting wildlife and sunny rear gardens.

Upper hallway

The stairs from the entrance hallway lead up to the upper hallway flooded with light from the window to the side. There is access to the attic space above and a large handy linen cupboard.

Bedroom 1

14'1" x 14'9" overall
A good sized single bedroom with a built in wardrobe and window to the front with views across Brodick Bay.

Bedroom 2

13'1" x 8'9" overall
Spacious double bedroom with a built in wardrobe and bay window to the front with views across Brodick Bay.

Bedroom 3

7'4" x 11'6"
To the rear of the villa a good sized double bedroom with built in wardrobe.

Bathroom

11'6" x 8'9"
The fully tiled family bathroom with roof window and light coloured bathroom suits completes this spacious family home.

Garage

8'3" x 18'11"
The detached garage is an added bonus to 1 Cora Linn Court, with power and light. There is a up and over door to the front and a door to the side with plenty of space for a storing tools/ workshop as well as parking a car.

Garden

The gardens are relatively flat and have been beautifully landscaped with paviour and gravel walk ways between the flower and shrub beds. The rear secure gardens enjoy a westerly aspect and the afternoon evening sun.







Services

The property is connected to mains electricity, water and drainage. Central heating is by gas fired boiler which uses calor gas providing hot water and supplies the radiators throughout. Supplemented by the electric fire within the lounge.

Council tax

1 Cora Linn Court is rated 'E' by North Ayrshire Council, paying £2775.29 in 2025/26 including water and waste water.

A little more information

1 Cora Linn Court is close to Brodick village amenities which include the main ferry port for the Isle of Arran, bowling green, tennis courts, 18-hole golf course, library as well as the excellent leisure facilities at the Auchrannie Resort. Brodick also has several restaurants, cafes and one of the island's petrol stations. The largest of the three Co-ops is located close to the pier and 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.

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///spin.history.jousting

Floor Plan

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

Viewings by appointment

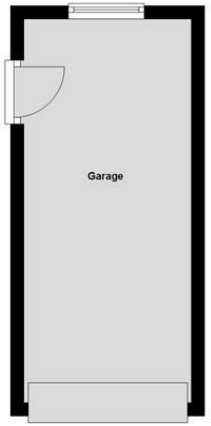
Please note that viewings are strictly by appointment.
The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention 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

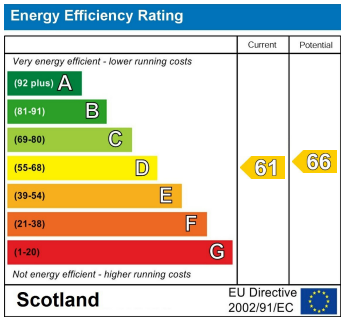


Ground Floor





First Floor



DIRECTIONS

From Brodick Pier turn right and proceed through the village. On passing the 'Arran Butcher' shop on the right turn left and into West Mayish Road. The Cora Linn Court development is on the right. Follow the road in, number one is the first property on your left.
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CONTACT

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