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LAMLASH, ISLE OF ARRAN, NORTH AYRSHIRE, KA27 8PJ



7 GLENCRAIG PLACE

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THIS FANTASTIC, SEMI-DETACHED VILLA IS SITUATED IN A CONVENIENT POSITION IN THE RELAXED, COASTAL VILLAGE OF LAMLASH, WHICH LIES ON THE EASTERN ASPECT OF THE ISLE OF ARRAN, A POPULAR ISLAND OFF THE WEST COAST OF SCOTLAND.

The village of Lamlash has two hotels (The Glenisle and Lamlash Bay Hotel), two pubs (The Pierhead Tavern & The Drift Inn), a local church, newsagents, a chemist, medical centre, the only hospital on the island and the refurbished Co-op.

Brodick, Arran's main town, has two larger Co-Op supermarkets and a full range of professional services. Brodick is the port from which regular sailings throughout the day, serviced by Caledonian MacBrayne, lead to the mainland at Ardrossan. Commuters and travellers now benefit from Road Equivalent Tariff (RET) ferry fares, which are substantially lower than before.

Ardrossan has a mainline rail station, with trains to Glasgow that connect with the ferry times, and is approximately thirty miles from Glasgow city centre. Prestwick International Airport is sixteen miles to the south of Ardrossan, with Glasgow International Airport twenty-four miles east of Ardrossan. The Primary school, nursery and the only High School and Gym Campus are situated within walking distance and further Primary schooling is available in Corrie, Brodick and Whiting Bay. A frequent bus service runs around and across the island and, at Lochranza, there is the ferry terminus that allows quick access to the stunning West of Scotland via Claonaig. Kintyre here we come!



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WE ARE DELIGHTED TO OFFER FOR SALE THIS COMPETITIVELY PRICED TWO-BEDROOM, SEMI-DETACHED PROPERTY, FORMED OVER TWO LEVELS IN THE VERY POPULAR COASTAL VILLAGE OF LAMLASH, THAT WAS CONSTRUCTED AROUND TWELVE YEARS AGO.

The property is within a short stroll of all local amenities including Co-op, Post Office, newsagent, chemist, doctor's surgery and the primary school. The island's only high school is also within walking distance. This ideal family/holiday home has spacious and flexible living accommodation and is available for immediate occupation, with Arranton burn as a stunning backdrop.

Formed over two levels, the property consists of a vestibule opening into a welcoming hallway with a useful understairs storage cupboard. Immediately impressive bright and airy lounge/diner, with a picture window to the front aspect, flooding the room with natural light and offering views over the surrounding area. The cosy double bedroom on the ground floor offers ample space for freestanding furniture if required. This room could easily be used as a dining/family room or as a home study and might suit those requiring live/work arrangements. The kitchen has been fitted to include a good range of floor and wall mounted units, with a worktop, which provides a fashionable and efficient workspace. It further benefits from an integrated fridge and space for a freestanding cooker and washing machine. A half-glazed door opens from here into

the sun-room, which is a great room to just relax and chill and offers pleasant views over the rear garden. A French door opens into the fully enclosed rear garden, which is a private spot to spend a summer's evening entertaining and has been used for this purpose on many occasions. A shower room completes the impressive ground floor accommodation.

Access to the first floor is gained from the entrance hall to the spacious master bedroom, which also enjoys a pleasant outlook and benefits from two storage cupboards. The larger of these could easily be converted into an en-suite (STPP). Neighbouring properties have carried out similar works.

For additional comfort, this family home benefits from double glazing and electric heating.

Externally, there is a virtually maintenance free front garden. The rear garden is both on one level and fully enclosed and backs onto Arranton burn. It is a real sun trap, the ideal spot for a lazy summer's day. There is also a handy storage shed, which is ideal for gardening or sporting equipment. Two dedicated parking spaces can be found at the front of the property.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Vestibule	1.70m (5'7") x 1.60m (5'3")
Lounge/Diner	3.90m (12'10") x 3.30m (10'10")
Kitchen	3.00m (9'10") x 2.60m (8'6")
Bedroom 2	3.50m (11'6") x 2.60m (8'6")
Sun Room	2.60m (8'6") x 2.00m (6'7")
Shower Room	2.00m (6'7") x 1.90m (6'3")
Master Bedroom	4.50m (14'9") x 4.10m (13'5")

Gross internal floor area (m²): 81m² | EPC Rating: D

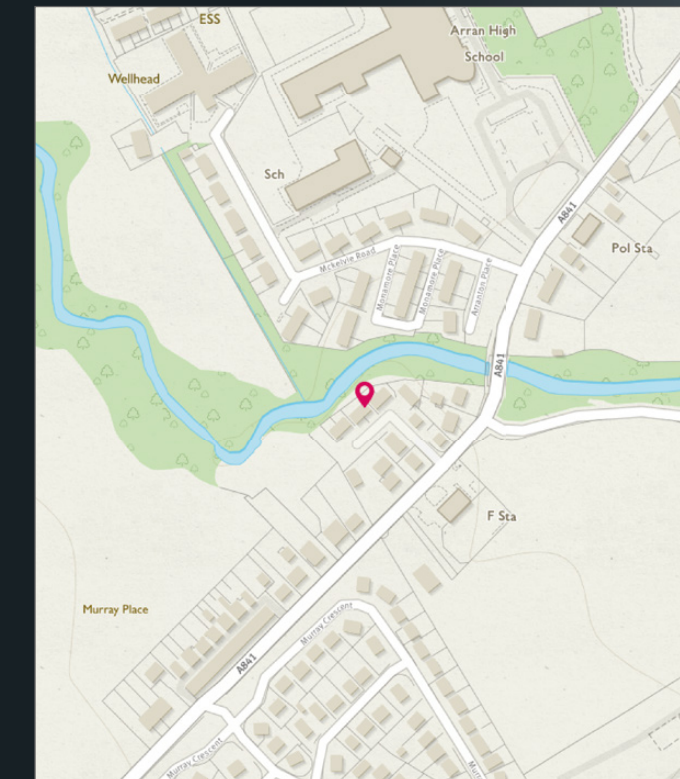


Image credit: <https://www.dunoon-surveys.co.uk/ourmap/>



Backing onto Arranton Burn

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Part
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Available

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