

AUDENFIELD

25 Margnaheglish Road

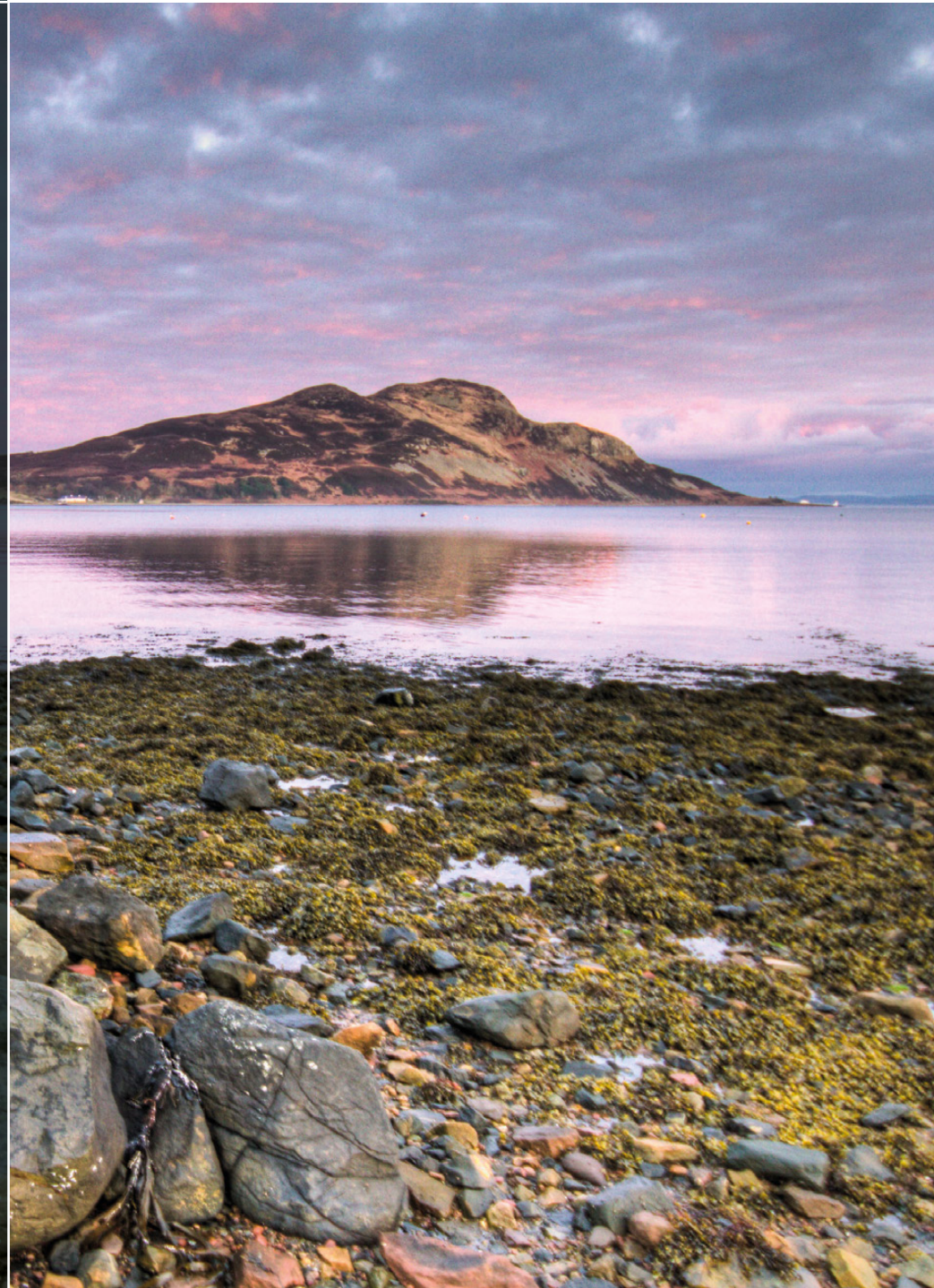
Lamlash, Isle of Arran, North
Ayrshire, KA27 8LL



This fantastic, detached bungalow is situated in a convenient and elevated 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 and 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!





“... a popular
island off the
west coast
of Scotland ...”



Situated on a good-sized corner plot, in the relaxed coastal village of Lamlash, is this superb three-bedroom, detached bungalow, all on one level, in an elevated position above the bay. It is both flexible and adaptable and still offers scope to further extend (STPP) and would make a fabulous family/holiday home.

The property itself is deceptively spacious and provides a highly successful marriage of traditionally proportioned apartments. The property sits within well-maintained gardens, which have been designed for ease of maintenance and offers views towards the Holy Isle. The property also benefits from a driveway, leading to an attached garage with a personal door opening into the garden.





Hall



Lounge

The front elevation of the property belies the accommodation internally, which comprises: A vestibule opening into a welcoming hallway with three useful storage cupboards. Immediately impressive 'dual-aspect' lounge, with two picture windows, flooding the room with natural light and offering stunning views towards Lamlash Bay and the Holy Isle. The kitchen/diner has been fitted to include a good range of floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace that extends into an ingenious breakfast bar. It further benefits from an integrated double oven, hob, extractor and dishwasher, making this the perfect kitchen for an aspiring chef. There is ample room in the dining area for a table and chairs for more informal gatherings. The useful utility room (off the kitchen) has space for a washing machine. It offers plenty of invaluable storage facilities and offers the perfect spot to hang jackets and store wellingtons. A personal door opens from here to the side aspect.

“... a
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Kitchen/Diner



Utility



Master Bedroom



Bedroom 2



Bedroom 3



There are three, well-proportioned bedrooms. The master benefits from fitted wardrobes. Both of the other rooms have space for additional free standing furniture and have windows facing towards the Holy Isle and over the bay. The third bedroom could be used as anything you want it to be, a home office, hobby room or a permanent third bedroom.

A partly-tiled bathroom and a separate shower room complete the impressive accommodation.

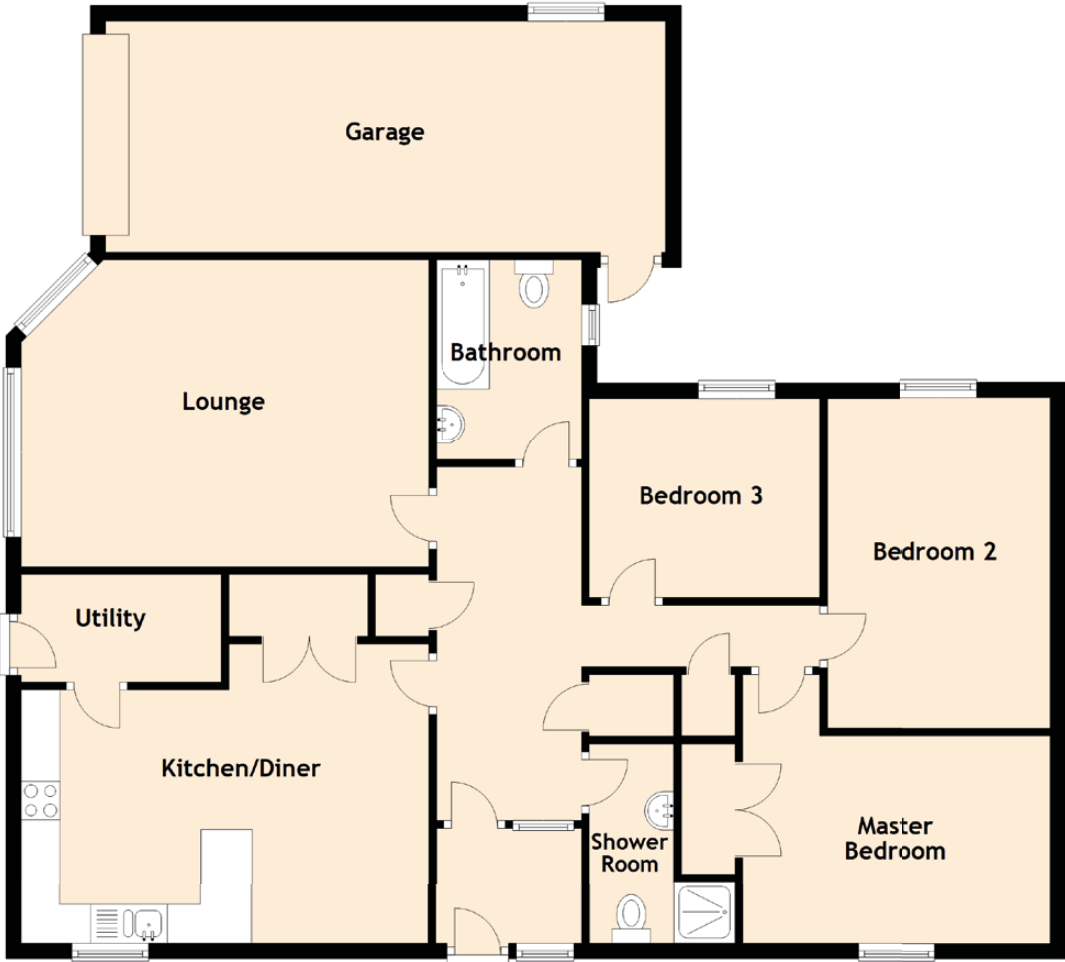
The high specifications of this family home also include double glazing and a combination of oil and electric heating. Cavity wall insulation was installed on the 29th April 2012 with a 25-year guarantee. The loft has also been insulated.

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Specifications & Details

Floor Plan, Dimensions & Map



Approximate Dimensions (Taken from the widest point)

Lounge	5.30m (17'5") x 4.00m (13'1")
Kitchen/Diner	5.30m (17'5") x 3.30m (10'10")
Utility	2.60m (8'6") x 1.40m (4'7")
Master Bedroom	4.00m (13'2") x 3.50m (11'6")
Bedroom 2	4.30m (14'1") x 2.90m (9'6")
Bedroom 3	3.00m (9'10") x 2.60m (8'6")
Bathroom	2.60m (8'6") x 1.90m (6'3")
Shower Room	2.60m (8'6") x 1.10m (3'7")
Garage	7.30m (23'11") x 3.00m (9'10")

Gross internal floor area (m²): 111m² | EPC Rating: D

SINGLE GARAGE

DRIVEWAY

VIEWS

NEAR SCHOOLS

LOCAL AMENITIES

PLACES TO EAT

BUS LINKS

NEAR HOSPITAL

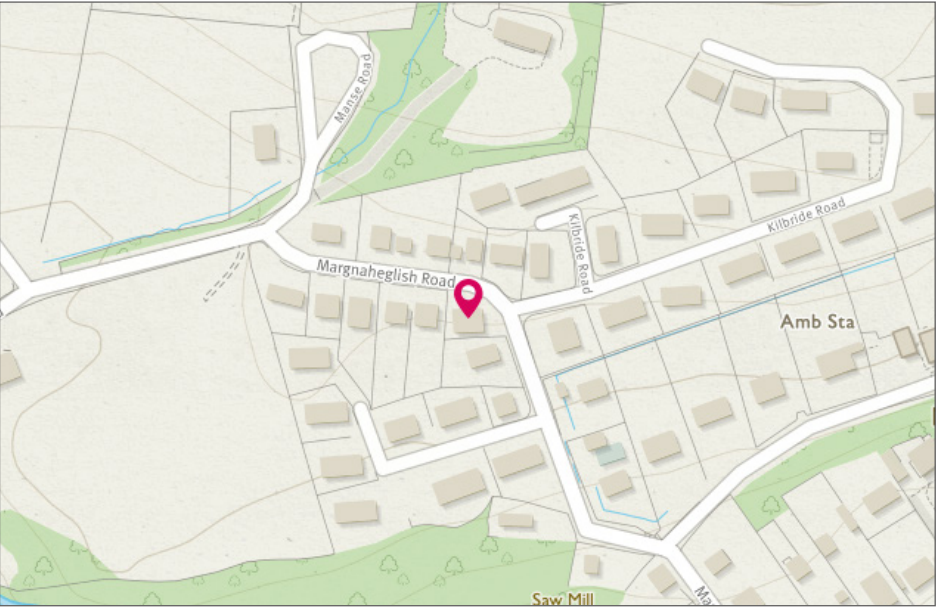


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Garage


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