

Competitively priced three bedroom semi-detached villa

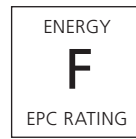
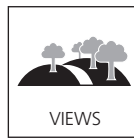
In a pretty coastal village offering spectacular & beautiful scenery



20 McKelvie Road,
Lamlash, Isle of Arran, KA27 8NP



Scan Here!





Lamlash, Isle of Arran

Isle Of Arran | Lamlash Golf Club | Arran High School | Local Village

Mackelvie Road is situated in the pretty, coastal village of Lamlash, on the Eastern side of the popular West coast of Scotland island of Arran. The village of Lamlash has two hotels (The Glenisle and the Lamlash Bay Hotel), a pub (The Drift Inn), a local church, newsagents, chemist, medical centre, the only hospital on the island and a Co-op.

Brodick (the main town of Arran) has two larger Co-op supermarkets and a good range of further professional services. Brodick is the port from which a regular daily sailing service by Caledonian MacBrayne leads to the mainland at Ardrossan.

Ardrossan has a main line rail station, with trains to Glasgow that connect with the ferry times and is approximately 30 miles from Glasgow city centre. Prestwick International Airport is 16 miles to the South of Ardrossan with Glasgow International Airport 24 miles East of Ardrossan.

Arran High School and the Primary school are situated within a very short walk 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 to Claonaig on Kintyre.



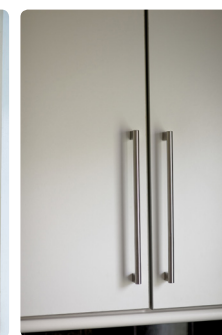
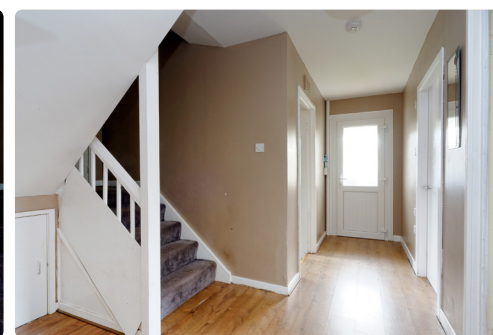
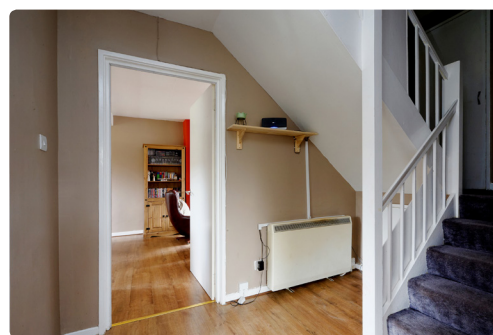
20 Ma Kelvie Road

Arran is some 20 miles long and 10 miles wide and offers some of the most spectacular and beautiful scenery in Scotland, ranging from the rugged granite ridges in the North, dominated by Goatfell (2,866 feet) to the undulating plains and valleys in the South. A good road encircles the island for 56 miles, whilst two others cross from East to West.

Activities include; walks, Arran provides unsurpassed walks and rambles, including more demanding rock climbs. Riding & Trekking, pony trekking is available at Brodick, Blackwaterfoot and Kilmory. Fishing, Burn, loch and sea angling is available to the public. For shore fishers, there are miles of easily accessible beaches where good sport may be enjoyed. Golf, there are seven golf courses on the island. Competitions are run regularly throughout the year at most of the courses. Bowling & Tennis, bowling greens are open to visitors at Brodick, Lamlash and Whiting Bay. Tennis courts are available at most villages. Boat hiring, rowing boats and dinghies are available for hire at Brodick, Lamlash and Whiting Bay. Cycle hire, cycles can be hired in most of the main villages.

We are delighted to offer for sale this three bedroom, semi-detached property formed over two levels in the very popular coastal village of Lamlash. The property is within easy reach of all local amenities including Co-op, Post Office, newsagent, chemist, doctors surgery and primary school. The island's only high school is within walking distance. This ideal family home has spacious and flexible living accommodation and still offers huge scope to extend or add a conservatory to the rear (subject to obtaining necessary planning consents).

Formed over two levels, the property consists of: A vestibule opening into a welcoming hallway with useful understairs storage. Immediately

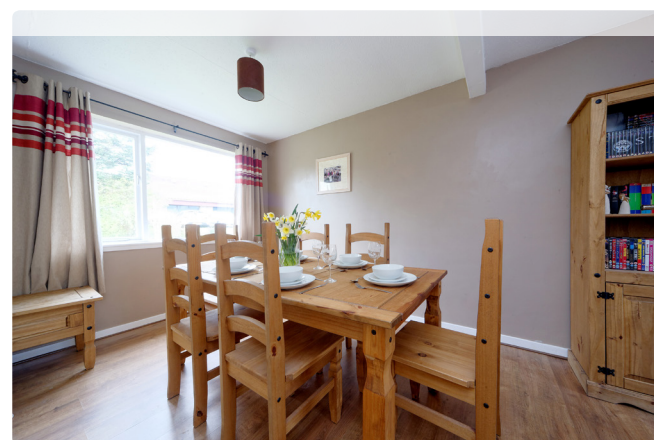
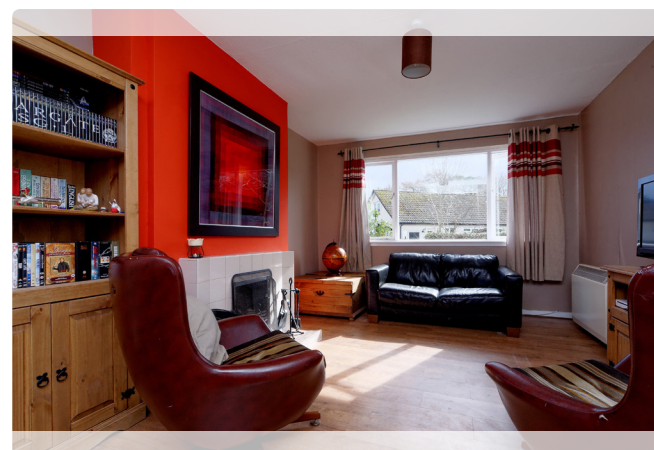


impressive bright and airy lounge/diner with picture windows to the front and rear aspect, flooding the room with natural light and offering views over the gardens and the surrounding area. The key focal point of the room is the feature (open) fireplace. The cosy double bedroom on the ground floor offers 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 space for a freestanding cooker, washing machine and a compact fridge & freezer. A back door opens directly onto the rear garden. A recently re-decorated and fully-tiled contemporary family bathroom completes the impressive ground floor accommodation.

The upper accommodation comprises of a good sized landing with three large storage cupboards (two of these are located off the lower landing). There are two well proportioned double bedrooms, both with space for freestanding furniture if required. The master bedroom benefits from stunning views over the surrounding countryside, whilst the other bedroom has views towards the Holy Isle.

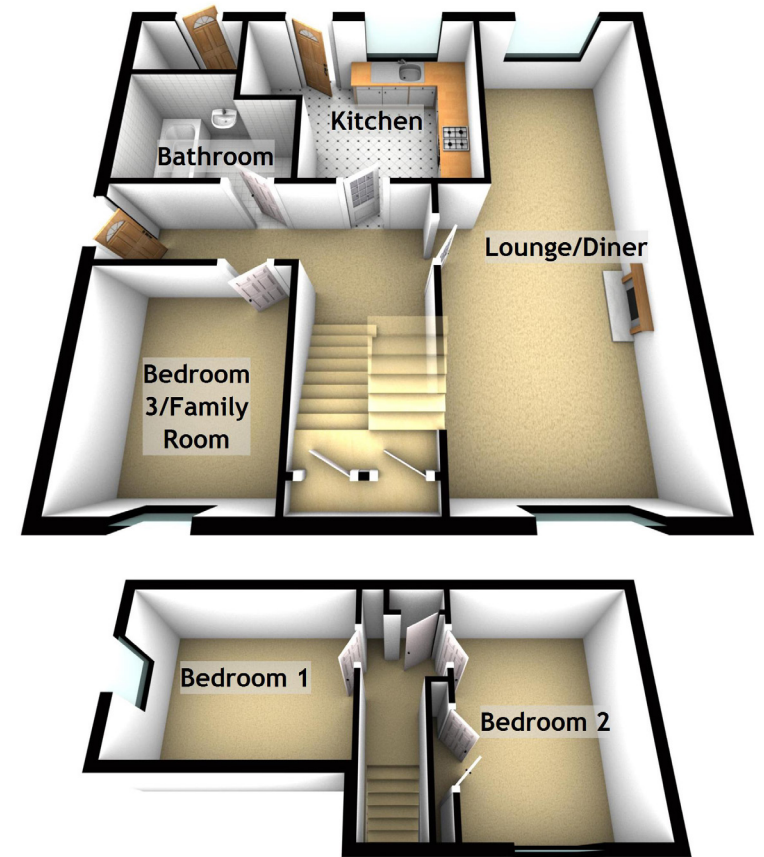
For additional comfort, this family home benefits from partial double glazing and electric storage heaters.

Externally, there is a front garden, with potential to create a driveway to the side and rear (STPP). The rear garden is both on one level and fully enclosed. It is a real sun trap, the ideal spot for a lazy summer's day! There is a handy storage barn, which is ideal for gardening or sporting equipment.



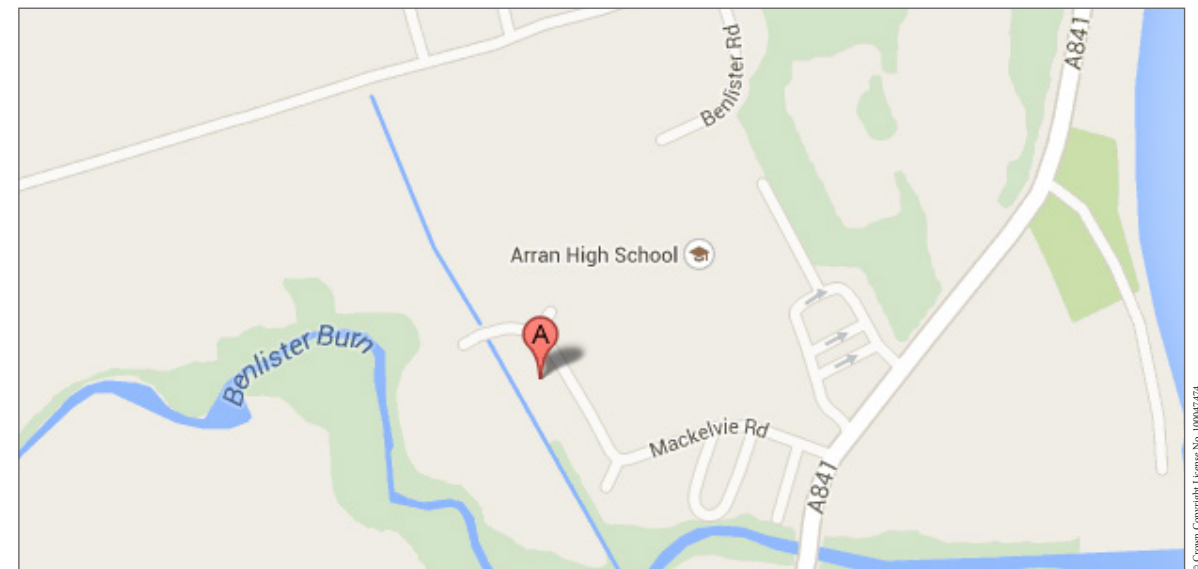


Specifications



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	4.50m (14'9") x 3.40m (11'2")	Bedroom 2	3.80m (12'6") x 3.00m (9'10")
Kitchen	3.80m (12'6") x 3.00m (9'10")	Bedroom 3	4.20m (13'9") x 3.00m (9'10")
Bedroom 1	3.20m (10'6") x 2.80m (9'2")	Bathroom	2.70m (8'10") x 1.80m (5'11")





McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street
Edinburgh, EH7 4LB
Telephone: 0131 524 9797
Fax: 0131 556 5129
Email: info@mcewanfraserlegal.co.uk
www.mcewanfraserlegal.co.uk



Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
DARREN LEE
Regional Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
EAMONN MULLEN
Designer