



Flat 2 (Upper) Tigh an Iar

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





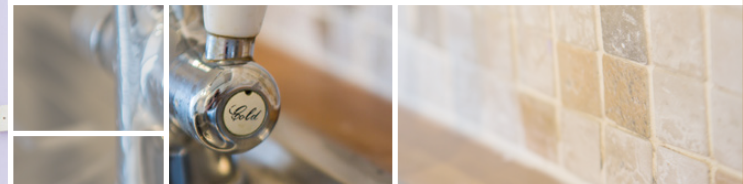


Flat 2, Tigh an Iar

This competitively priced property is situated in a central 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 & Lamlash Bay Hotel), two pubs (The Pierhead Tavern and The Drift Inn), a local church, a newsagent, a chemist, medical centre, the only hospital on the island and a newly 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.

Aerial Views of the Property and surrounding area of Lamlash



We are delighted to offer for sale this rarely available, one bedroom, first floor flat, which is set within a traditional building in the heart of Lamash and is presented to the market in good order throughout, having recently undergone a redecoration programme. In the past, the flat has previously been used as a successful holiday rental. The flat has been designed to maximise the natural available light, creating a modern ambience, and has been decorated throughout with a contemporary neutral theme. The traditional building has been carefully converted, both internally and externally, to create fantastic and flexible accommodation, which only a viewing will qualify. It should also be noted that this property was refurbished last year, with all external walls insulated and decorated, and also new electric heating fitted in 2016

In more detail, the accommodation consists of an external staircase, with storage underneath, leading to the first-floor level. The immediately impressive lounge, with a picture window to the side aspect, floods the room with natural light and provides a fantastic outlook towards the church and the ever-changing waters. Access can be gained from here to the inner hallway with a useful storage area. The kitchen/diner has been fitted to include a good range of floor and wall mounted units, with a complementary worktop. It further benefits from an integrated oven and hob and has space for a dishwasher, washing machine and upright fridge/freezer. There is room for a small dining table, where views similar to that of the lounge can be enjoyed.

The master bedroom is a well-proportioned room and also receives an abundance of natural light, allowing the flexibility and space for additional free-standing furniture if required. The bathroom suite, with an electric shower over the bath, completes the impressive accommodation.

The property also benefits from electric heating and double glazing for additional peace of mind and comfort.

There is also ample on-street parking available in the immediate vicinity.



Property Specifications

Approximate Dimensions (Taken from the widest point)

Lounge	4.00m (13'1") x 3.60m (11'10")
Kitchen/Diner	3.40m (11'2") x 3.00m (9'10")
Bedroom	3.30m (10'10") x 2.70m (8'10")
Bathroom	2.70m (8'10") x 2.20m (7'3")

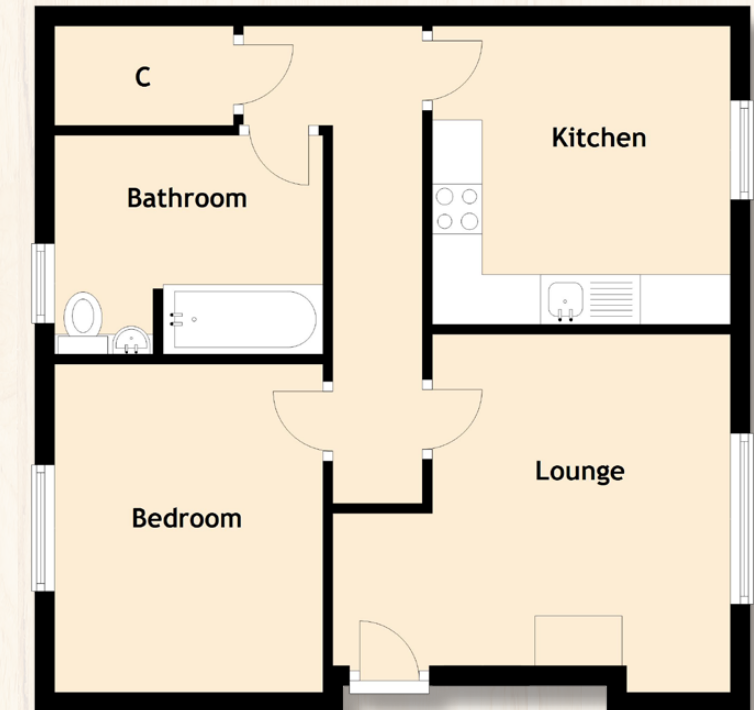
Gross internal floor area (m²) - 44m²

EPC Rating - E

Council Tax Band - A

Extras

All furniture and white goods are available
by way of separate negotiation



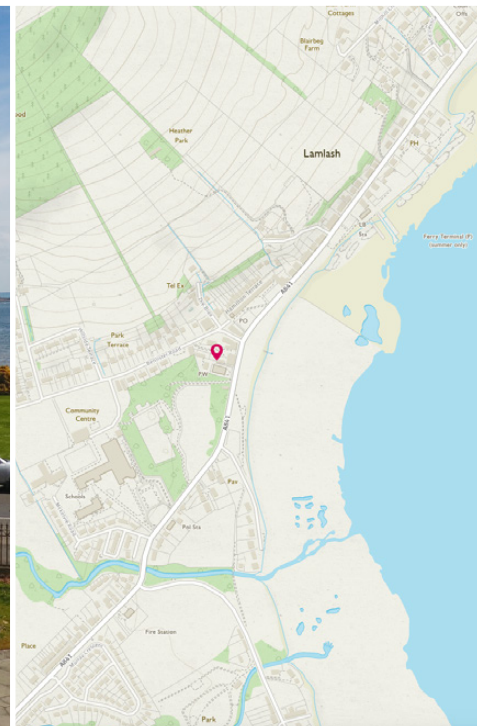


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