



30 Hamilton Terrace, Lamlash, KA27 8LR



THE MAIL BARN, 30 HAMILTON TERRACE, LAMLASH, KA27 8LR

30 HAMILTON TERRACE IN BRIEF

- Detached villa
- Central village location
- 3 double bedrooms
- Beautifully presented and walk in condition
- Excellent holiday rental with Short Term Let License
- Low maintenance garden

DESCRIPTION

Once the Mail Barn for Lamlash post office, 30 Hamilton Terrace has been beautifully renovated and tastefully decorated echoing the surrounding landscape of Arran. The villa has been finished and equipped to a high a standard, creating two modern apartments, offering flexible and versatile living arrangements with excellent letting potential. 30 Hamilton Terrace is located in the heart of Lamlash, to the rear of the iconic Hamilton Terrace and close to all the amenities within the popular village.

The main entrance on the ground floor opens into a shared vestibule and with secure access to each apartment The Mail Barn on the ground floor and Mail Barn Studio on the upper floor.

The Mail Barn Apartment

The door to the ground floor apartment opens into hallway where there is space for outdoor gear and a handy understair cupboard. A glazed door opens off the hallway into a spacious open planning living area with fully fitted kitchen. This open plan living space benefits from a picture window to the front and patio doors opening out to the patio area to the rear making it a light and bright airy room. The kitchen area is fully fitted with wall and base units integrated electric hob and oven, free standing fridge freezer and washing machine and a wide breakfast bar for dining.

To the rear of the hallway there is a spacious double bedroom with ensuite bathroom. The bathroom is fitted with a contemporary white suite and jacuzzi bath with shower over. A separate W.C with sink off the hallway completes the accommodation.

Mail Barn Studio

From the shared vestibule, stairs lead up to the upper floor and hallway of the second self contained apartment. The central hallway access all the accommodation within. To the front there is a good sized fully fitted kitchen with electric cooker and free standing washing machine and fridge freezer.

The airy spacious lounge to the front over looks Hamilton Terrace and the Ship House with a picture window and vaulted cathedral timber ceiling and has plenty of space for a dining table. To the rear there is a spacious double bedroom with wardrobe and a second twin bedroom. A contemporary shower room with white suite completes the accommodation on this upper floor apartment.

30 Hamilton Terrace offers unique and flexible living accommodation, currently used as a home and letting apartment or equally one large home or two letting properties. With all the relevant consents and Short Term Let licensing in place and a number of repeat customers, as such could be sold as a turnkey property, including the majority of the contents (bed linen etc.), furniture, white goods and rentals.



DIRECTIONS

From Brodick Pier turn left and proceed to Lamlash. Drive to the centre of the village, Hamilton Terrace is located on the right hand side immediately before the car park at the Ship House and 30 Hamilton Terrace is located towards the westerly end at the rear.

Vehicular access to the property is along the westerly gable of the front houses and round the rear to the parking area in front of the house. Pedestrian access is also possible along the easterly gable of the front terrace.

GARDEN

The garden is very low maintenance to the front there is space for a seat and on street parking. To the rear of 30 Hamilton terrace there is a patio area and terraced patio area with a metal shed. The pathway to the side is shared with neighbouring properties for access to their gardens. Further parking is available nearby on the street or with the public car park to the front of Hamilton Terrace.

SERVICES

30 Hamilton Terrace is connected to mains water, electricity and drainage. Hot water and heating is by electric with a wet radiator system throughout, supplemented by panel heaters and an electric stove within the upper lounge.

ENERGY PERFORMANCE

The energy efficiency rating is 'F' and the environmental impact rating for this property is band is 'F'.

COUNCIL TAX

Currently banded 'D' for council tax paying £1954.41 including water and waste water charges in 2023/2024

OTHER INFORMATION

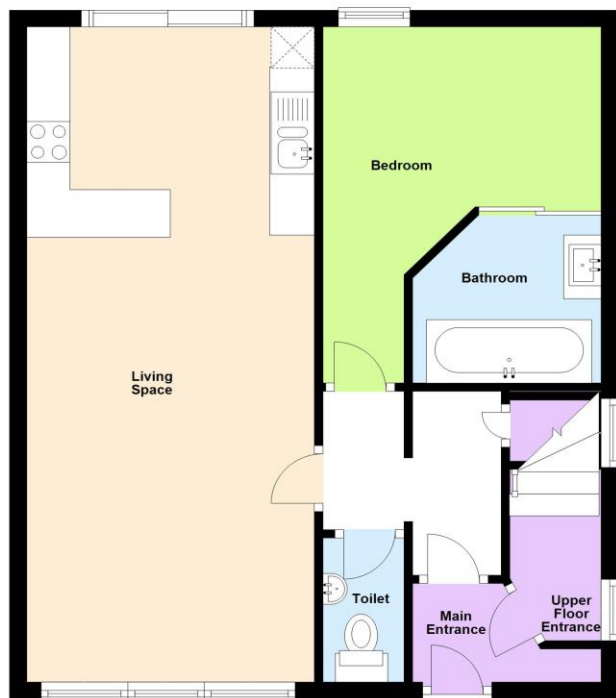
30 Hamilton Terrace is located in the popular village of Lamlash which boasts many amenities including pubs, tearooms, various shops, hairdressers and Co-op with an internal post office, all within a gentle walk. It is also home to the island's cottage hospital, dental practice, police, coastguard and lifeboat stations within the village. Lamlash has its own Early Years nursery and primary school and the island's high school and medical centre. As well as the 18-hole golf course there is a bowling green, tennis courts and water sports facilities in the bay.

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.

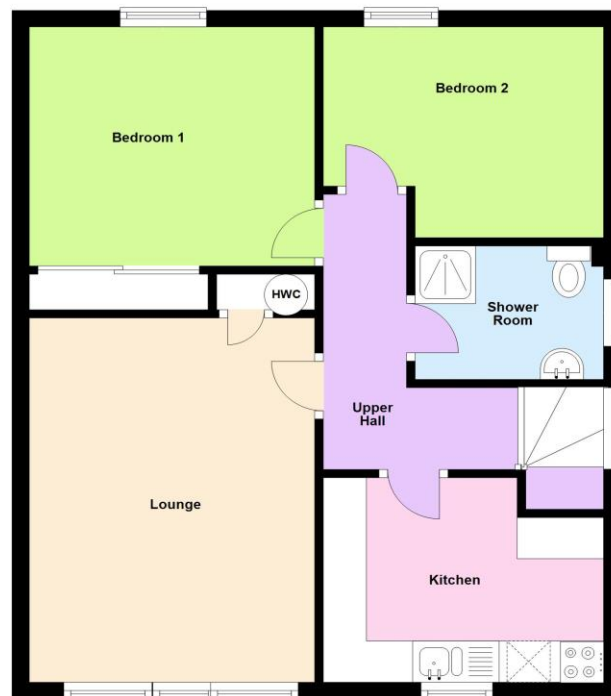
Caledonian MacBrayne Tel: 01770 460 361 www.calmac.co.uk







30 Hamilton Terrace Ground Floor



30 Hamilton Terrace First Floor

APPROXIMATE ROOM SIZES GROUND FLOOR

MAIN ENTRANCE	2.18m (7' 2") x 1.20m (3' 11")
LIVING SPACE	3.39m (11' 1") x 7.95m (26' 1")
BEDROOM	3.22m (10' 7") x 4.32m (14' 2") OVERALL
BATHROOM	2.18m (7' 2") x 2.35m (7' 9") OVERALL
TOILET	0.94m (3' 1") x 1.17m (3' 10")

GROUND FLOOR: 52.9sqm (569.411sq feet) approximately

APPROXIMATE ROOM SIZES UPPER FLOOR

KITCHEN	3.24m (10' 8") x 2.48m (8' 2")
LOUNGE	3.30m (10' 10") x 4.42m (14' 6")
SHOWER ROOM	2.18m (7' 2") x 1.62m (5' 4")
BEDROOM 1	3.30m (10' 10") x 3.33m (10' 11")
BEDROOM 2	3.24m (10' 8") x 2.56m (8' 5")

FIRST FLOOR: 52.9sqm (569.411sq feet) approximately

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PLEASE NOTE THAT ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY

The vendor or his 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.