



15 Murray Place, Lamlash, KA27 8NH

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15 MURRAY PLACE IN BRIEF

- Substantial ground floor apartment
- Scope for development
- Three double bedrooms
- Extensive low maintenance private gardens
- Off road parking
- Rural outlook, close to village amenities

DESCRIPTION

15 Murray Place is a substantial ground floor cottage apartment with a large garden and off road parking. Located in the ever popular village of Lamlash, this property takes in impressive views across the village and towards the Benlister hills at the rear. As reflected in the asking price, the apartment requires some modernisation and upgrading; however it offers flexible spacious rooms with scope for development. Accommodation comprises entrance porch, hallway, three double bedrooms, family bathroom, lounge, conservatory and dining kitchen with an appended external store room.

DIRECTIONS

From Brodick Pier turn left and proceed to Lamlash. Drive through the village passing the High School on the right. Proceed over the bridge and travel towards Whiting Bay and 15 Murray Place is the ground floor left hand apartment within the large building on the right on approaching the village boundary. Parking is available on the driveway directly opposite the front door.

GARDEN

There are substantial gardens to the front and rear of 15 Murray Place, which are all flat and securely bounded. To the front there is a gravel driveway with parking for several vehicles and lawn area bordered by flower beds and mature planting, creating a private area to sit out and enjoy the southerly aspect. The rear garden accessed from the conservatory is mostly laid to lawn and bounded by fencing with flower bed borders, mature trees and shrubs including a fig, pear and a plum tree. To the far end of the garden is a secluded raised deck catching the afternoon/ evening sun and a timber shed with power. The apartment also benefits from a garden store appended to the building at ground floor level on the side.

SERVICES

The property is connected to mains electricity and water. Drainage is to a communal septic tank located to the front and shared with the three other apartments in the building. Hot water and heating is via electric with modern electric storage heaters throughout.

COUNCIL TAX

Band 'C' for council tax paying £1497.41 including water in 2023/2024.

ENERGY PERFORMANCE

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



15 Murray Place is a substantial ground floor apartment retaining many original features. With high ceilings, the apartment is light bright and airy, the spacious accommodation offers flexible living and scope for further development.

The front door opens into a small vestibule with space for hanging cloaks. A glazed door opens into the central hallway with access to all the accommodation within.

Off the hallway is a large walk in store with space for hanging cloaks and sorting all your outdoor gear as well as a small office space.

The lounge features a traditional press and a bay window overlooking the beautiful gardens and onwards towards the village of Cordon and Holy Isle.

The dining kitchen to the rear enjoys access through to the spacious conservatory overlooking the rear gardens and Benlister/ Monadh Mor hills.

The kitchen is fitted with wall and base units, with space for a free standing cooker, fridge freezer as well as a small dining table. There is also plumbing and space for a washing machine.

The family bathroom is to the rear, it has been partially tiled and fitted with a white suite with shower over the bath.

There are three spacious double bedrooms, two of which have built in hanging storage and all of these enjoy the delightful views over the gardens and hills beyond.

Some of the contents maybe available by negotiation.

15 Murray Place is one of Arran's original Coastguard Houses and offers substantial living accommodation. Although now requiring some modernisation and refurbishment, this property has huge potential and as such, early viewing is recommended.

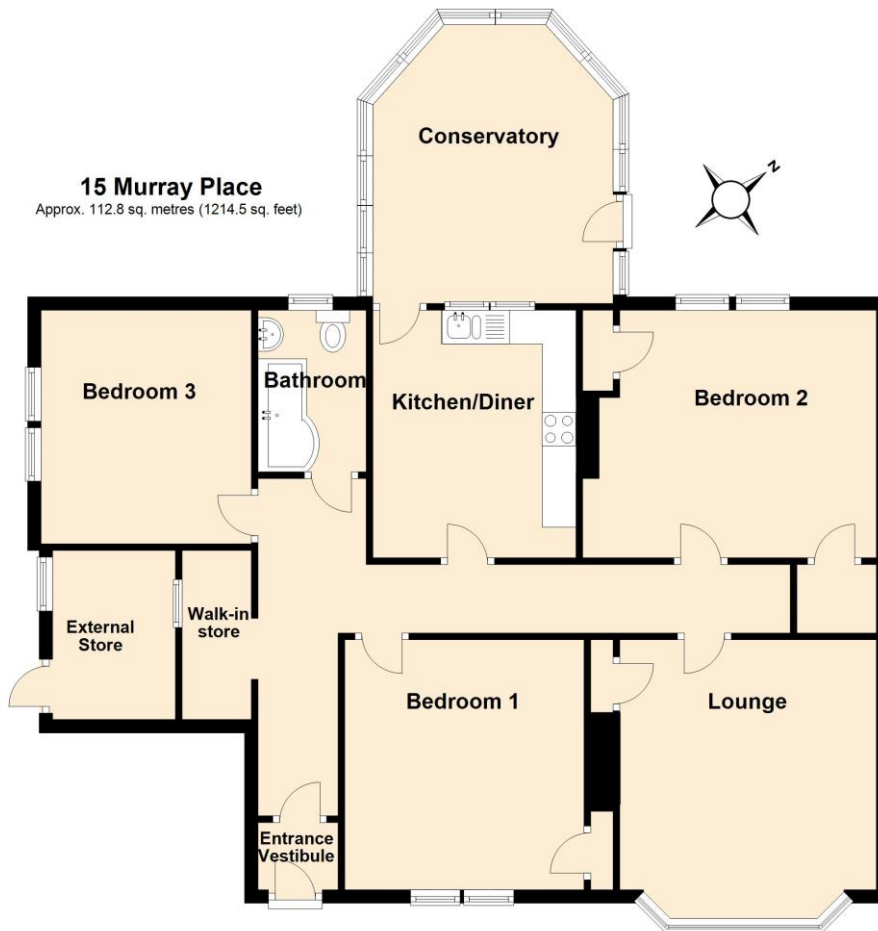
APPROXIMATE ROOM SIZES

LOUNGE	4.00m x 3.71m [13'1" x 12'2"]
KITCHEN	1.62m X 2.5m [5'4" X 8'2"]
CONSERVATORY	3.55m x 3.57m (11'8" x 11'9)
BEDROOM 1	3.55m x 3.71m [11'8" x 12'2"]
BEDROOM 2	4.02m x 3.68m [13'2" x 12'1"]
BEDROOM 3	3.12m x 3.47m [10'3" x 11'5"]
BATHROOM	1.61m x 2.44m [5'3" x 8'0"]
WALK-IN STORE/OFFICE:	1.03m x 2.08m [3'5" x 6'10"]

OTHER INFORMATION

15 Murray Place is in a quiet location within a popular residential area of Lamlash; the village amenities are just a short distance away, or with easy walking access to a bus stop nearby. Lamlash has a small Co-op with an instore post office, various places to dine out, gift shops, ladies' boutique, hairdressers, newsagents and hardware shop. Lamlash also has its own 18-hole golf course, bowling green, tennis court, excellent boating and water facilities. Lamlash is home to the island's cottage hospital, medical centre, police station, fire and coastguard stations. Arran High school is located just a short walk away along with the primary and early years classes as well as a hub for the UHI Argyll.





Total area: approx. 112.8 sq. metres (1214.5 sq. feet)

FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY

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

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www.arranestateagents.co.uk

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.