



Rosslea, Letter Road, Lamash, KA27 8NB



ROSSLEA, LETTER ROAD, LAMLASH, KA27 8NB

ROSSLEA IN BRIEF

- Characterful cottage villa
- Close to village amenities
- Flexible layout
- Four bedrooms, one bathroom and en-suite shower room
- Low maintenance garden and off-road parking
- Large conservatory

DESCRIPTION

Rosslea is a traditional detached cottage villa full of character and charm. Unexpectedly spacious, in walk in condition, having been extended to offer a versatile flexible use, Rosslea is a wee hidden gem close to all the amenities within the village of Lamlash.

Accommodation comprises entrance hallway, lounge, conservatory, kitchen dining room, utility room, family bathroom, two ground floor double bedrooms, one with en-suite shower room and on the upper floor two double/twin attic bedrooms.

DIRECTIONS

From Brodick Pier turn left and proceed to Lamlash. Travel to the centre of the village and turn right at the Ship House shop. Proceed along Park Terrace for about ¼ mile and take the second right to Letter Road, just passed the school playing fields on the left. Rosslea is the first property on the left hand side.

GARDEN

The garden surrounding Rosslea Cottage is relatively flat and mostly laid to lawn and securely bounded by fencing. To rear there is a pavior patio area and shed. To the front and side there is a gravel driveway, with off road parking for 2 cars.

SERVICES

Rosslea is connected to mains water, drainage and electricity. Hot water and heating are via electric.

COUNCIL TAX

Band 'D' for council tax paying £1954.41 including water and drainage in 2023/2024.

ENERGY PERFORMANCE

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



ACCOMMODATION

Rosslea is a quaint traditional cottage villa which has been lovingly extended to create a spacious yet cosy home. Tastefully decorated throughout it truly is in walk in condition.

Access is via a gravel drive up a couple of steps into the entrance hallway where there is space for outdoor gear and access to all the accommodation within.

To the front of the cottage there is a cosy lounge with a feature fireplace inset with an electric fire and access through to the spacious wrap around conservatory. The bright room has access out through French doors to the rear garden with enough space for both comfortable seating and formal dining.

To the rear of the hallway the cottage opens into a large dining room which is open plan to the kitchen. The kitchen is full of light with windows to the front and rear gardens and is fitted with contemporary white gloss wall and base units and integrated appliances including an electric hob, double electric oven/grill, microwave and dishwasher. Off the dining room to the rear is a large utility room, with door out to the rear garden and door through to the family bathroom.

The kitchen to the front opens into a small vestibule with an additional front door and through to the main spacious ground floor bedroom with ensuite shower room. Stairs from the dining space lead up to attic twin/ double bedrooms on the first floor with roof windows.

APPROXIMATE ROOM SIZES

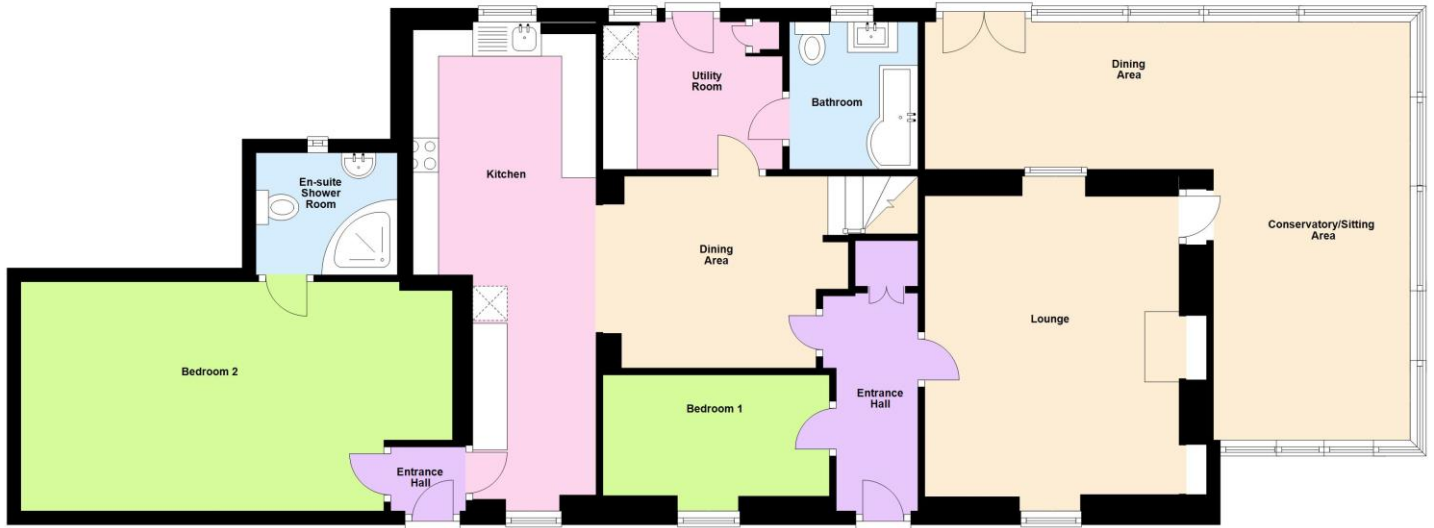
LOUNGE	4.88m (16'0") x 3.71m (12'8")
CONSERVATORY	7.07m (23'2") x 6.09m (19'9") overall
KITCHEN	2.80m (9'1") x 7.13m (23'3")
DINING AREA	3.11m (10'2") x 2.80m (9'1")
UTILITY ROOM	2.62m (8'5") x 2.15m (7'0")
BEDROOM 1	3.30m (10'8") x 1.98m (6'4")
BEDROOM 2	5.29m (17'3") x 3.34m (10'9")
EN-SUITE SHOWER ROOM	2.06m (6'7") x 1.78m (5'8")
BATHROOM	2.15m (7'0") x 1.87m (6'1")
BEDROOM 3	3.03m (9'9") x 2.72m (8'9")
BEDROOM 4	2.72m (8'9") x 2.72m (8'9")
GROUND FLOOR:	124.1sqm (1336.0sq feet) approximately
FIRST FLOOR:	20.2sqm (217.2sq feet) approximately

OTHER INFORMATION

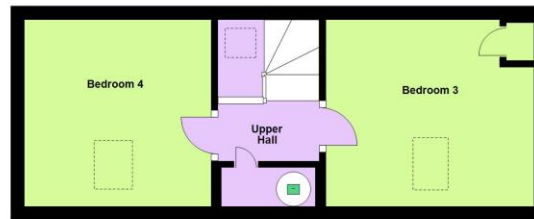
Rosslea is in a quiet location within a popular residential area of Lamlash; the village amenities are just a short distance away. Lamlash has a small Co-op with an instore post office, various places to dine out, gift shops, ladies' boutique, hairdressers, newsagents, and hardware shop. Lamlash also 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.







Rosslea



Rosslea Upper Floor

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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