





Arran
ESTATE AGENTS



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KELVINHAUGH, 19 MARGNAGHEGLISH ROAD, LAMLASH, KA27 8LL

KELVINHAUGH IN BRIEF

- Detached bungalow
- Impressive views
- Appended garage with off road parking
- Popular village location
- Low maintenance garden
- Three double bedrooms

DESCRIPTION

If you are looking for an easy to maintain family home in a popular village location, then Kelvinhaugh may be the perfect property for you. This three bedroom bungalow is well presented and offers versatile family living, with plenty of accommodation, storage and functionality. Located on the popular Margnaheglish road in Lamlash, Kelvinhaugh is within easy reach of the village's many amenities, whilst offering seclusion and a delightful elevated position. Accommodation comprises entrance vestibule, reception hallway, lounge/dining room, breakfasting kitchen, utility room, family bathroom, three double bedrooms one of which has an ensuite shower room. The property also benefits from an appended garage.

DIRECTIONS

From Brodick Pier, turn left and proceed to Lamlash. At the bottom of the hill then left along the Clauchlands Shore Road. Follow the road along to the signpost for the cottage hospital and turn left. Follow this road towards the hospital and turn first left to Margnaheglish Road. Kelvinhaugh, number 19, is the first left and is the second property on the righthand side of a small cul-de-sac.

GARDEN

Kelvinhaugh's garden is low maintenance, mostly laid to lawn with some mature shrubbery and patio area to the front. The tarmac driveway to the side offers off road parking for a car and access to the appended, serviced garage.

SERVICES

The house is connected to mains electricity, water and waste water. The electric storage heating system is supplemented by an LPG living flame gas fire in the lounge.

COUNCIL TAX

Kelvinhaugh is Band E paying £2401.82 including water and waste water in 2022/23.

ENERGY PERFORMANCE

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



ACCOMMODATION

This substantial family bungalow sits comfortably in the popular Margnaheglish area of Lamlash. With an elevated position, Kelvinhaugh enjoys a lovely aspect across Lamlash bay to Holy Island and beyond.

There is a sheltered front entrance into vestibule with red quarry tiles which then lead into the central L-shaped hallway, with cloaks cupboard and access to all the accommodation within.

The large lounge / dining room to the right of the hallway has views across to Holy Isle from the large picture window to the front with a focal 'living flame' gas fire and fireplace adding to the homely feel of this large versatile room.

There is a good sized kitchen, accessed from either the utility room or the dining area to the rear of the lounge. It is fully fitted with base and wall units, electric double oven and grill and a gas hob. There is plumbing for a dishwasher and space for a under counter fridge and a separate breakfasting area.

A very practical utility room offers an additional sink, storage units and space for a washing machine, tumble dryer and freezer. From here a door leads out to the flat rear garden and drying area.

The three double bedrooms are all fitted with ample hanging storage and the main bedroom to the rear benefits from a modern en-suite shower room. The family bathroom completes the accommodation of this spacious property and is fitted with a light coloured suite with a bath.

Appended to the side of the house is the substantial brick-built garage/workshop which benefits from a gable end window and rear access door along with a power supply and an up and over vehicle door to the front.

APPROXIMATE ROOM SIZES

VESTIBULE	1.73m (5' 8") x 1.13m (3' 8")
ENTRANCE HALL	1.73m (5' 8") x 6.00m (19' 8") OVERALL
LOUNGE	5.42m (17' 9") x 10.00m (32' 10")
KITCHEN	5.42m (17' 9") x 10.00m (32' 10")
BEDROOM 1	2.40m (7' 10") x 3.10m (10' 2")
BEDROOM 2	3.45m (11' 4") x 3.10m (10' 2")
BEDROOM 3	3.45m (11' 4") x 4.09m (13' 5") INCLUDING WARDROBES
ENSUITE	1.09m (3' 7") x 3.09m (10' 2")
BATHROOM	1.76m (5' 9") x 3.09m (10' 2")
GARAGE	2.90m (9' 6") x 6.45m (21' 2")
Total floor area: 131.3sqm (1413.05sq feet) approximately	

OTHER INFORMATION

Kelvinhaugh is located in the popular village of Lamlash which boasts many amenities including pubs, tearooms, various hotels and shops, hair salon and a Co-op with an internal post office all within a gentle walk. It is also home to the island's cottage hospital, dental surgery, medical centre, police, coastguard and lifeboat stations. Lamlash has its own Early Years nursery and primary school and the island's high school and. As well as the 18-hole golf course there is a bowling green, tennis courts and boating facilities in the bay – it is easy to see why this is such a great place to live!







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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