





Arran
ESTATE AGENTS



Invercloy House, Brodick, Isle of Arran KA27 8AJ
01770 302310 | sales@arranestateagents.co.uk
www.arranestateagents.co.uk

RIVERSIDE COTTAGE & CHALET, LAMLASH, ISLE OF ARRAN KA27 8LS

RIVERSIDE COTTAGE IN BRIEF

- Three bedroom detached bungalow
- Stunning seaside location
- Close to village amenities
- Immaculate décor
- Detached garage
- One bed timber chalet included in sale

DESCRIPTION

This modern detached bungalow enjoys a unique and much admired location with sea views towards Lamlash Bay and the Holy Isle. Accommodation comprises three double bedrooms, one of which is ensuite, a family bathroom, breakfasting kitchen and delightful open plan lounge / dining room. The property benefits from a detached pitched roof garage as well as a separate one bedroom timber chalet.

DIRECTIONS

From Brodick Pier turn left and proceed to Lamlash. Travel through the centre of the village and take a left turn at the tennis courts. Continue down this track where Riverside Cottage is the last property, sharing a driveway with Otterden Lodge which sits to the front.

GARDEN

Riverside Cottage benefits from a flat lawned garden, mature shrubs and trees, with the Benlister burn running alongside the property. The approach driveway is attractively laid with easy maintained block paviour which also provides off road parking for several cars, and there is also a detached garage to the side. The separate timber chalet enjoys its own gravelled garden, which is bounded by timber fencing.

SERVICES

The property is connected to mains electricity, water and waste water. Heating is by electric storage radiators.

COUNCIL TAX

The property is banded 'C' paying £1024.00 per year including water and waste services.

OTHER INFORMATION

Riverside Cottage is a beautifully located home, close to the Lamlash medical centre, primary and secondary schools, tennis courts, coast guard station and local fire and police stations. It is a short walk to the village shops, hotels, restaurants and pubs. Lamlash has a bowling green, 18 hole golf course and excellent boating facilities centered around the yacht club and pier. The island's cottage hospital is also based in Lamlash.



ACCOMMODATION

The front entrance leads to the central hallway providing access to all of the accommodation.

To the rear is the bright and well equipped breakfasting kitchen with door to the side of the cottage and large window towards the rear garden. Included in the sale are the dishwasher and fridge freezer.

At the front of the property is the delightful and spacious lounge /dining room with two stunning picture windows which have been designed to make the best of the spectacular setting with views of Lamlash, the bay and Holy Isle.

Bedroom one is a small double with views to the side, and bedroom two enjoys the views to the front as well as benefitting from an ensuite shower room and built in wardrobes.

The largest bedroom is to the rear of the property and this enjoys patio doors with access to the small private rear garden area.

A modern family bathroom completes the accommodation in Riverside Cottage.

This property could be a wonderful family home from which to enjoy Arran's incredible coastal views and sought after island lifestyle.



APPROXIMATE ROOM SIZES

MAIN HALLWAY	3.60m x 1.97m (11'8" x 6'5")
REAR CORRIDOR	4.32m x 0.98m (13'9" x 3'2")
LOUNGE/DINING ROOM	3.22m x 7.60m (10'6" x 24'9")
KITCHEN	3.78m x 2.78m (12'4" x 9'1")
BEDROOM 1	2.94m x 2.64m (9'6" x 8'7")
BEDROOM 2	3.95m x 2.64m (12'9" x 8'7")
BEDROOM 3	4.35m x 2.74m (14'3" x 8'9")
BATHROOM	2.75m x 1.68m (9' x 5'5")
ENSUITE SHOWERROOM	0.61m x 1.62 (2' x 5'3")



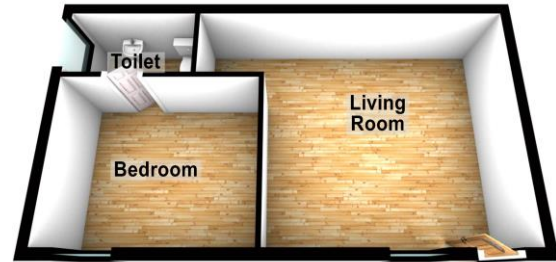


FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY

*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*



Riverside Chalet



Riverside Cottage Floor Plan



A601 Printed by Ravensworth 01670 713330



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.