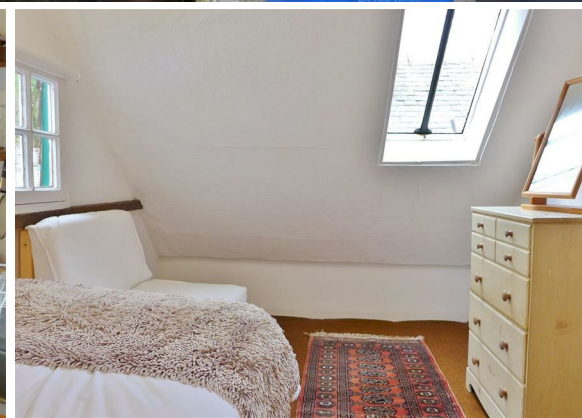




21A, Hamilton
Terrace,

Lamlash,
KA27 8LR



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

2 Bed
Cottage - Semi Detached
located in



Situated at the rear of the famous Hamilton Terrace, 21a is one of the attractive Hamilton Terrace 'back houses' and, being centrally located within the village of Lamlash, is well placed for local shops, pubs, restaurants, schools and amenities of this popular and vibrant village.

It is a cosy semi-detached cottage, a perfect bolt hole as a holiday home or full-time residence. Accommodation comprises entrance vestibule, ground floor double bedroom, living room, kitchen, shower room and on the upper floor accessed via attic steps there is one double bedroom to the front and single bedroom to the rear.

The Hamilton Terrace "rear houses" are 'B' listed by Historic Scotland, and date back to the late 19th early 20th Century. Further information on this can be obtained from the Historic Scotland website.

The cottages are regarded as 'non traditional construction' by the majority of mortgage lenders and as a consequence, it may prove difficult to secure significant lending on these buildings.

21a is well presented and homely, retaining many of its original features and quirks of a Hamilton Terrace 'back house', but does require a degree of modernisation.

ON THE GROUND FLOOR

Entrance vestibule

6'3" x 3'2"

From the access road at the front, a few steps lead up to the shared path along the side of 21a Hamilton Terrace to the main access door, which opens into a small vestibule with space for hanging coats, door opening into the lounge. and attic stairs up to the first floor.

Lounge

12'6" x 10'11"

From the vestibule, a door opens into a cosy lounge, with

window to the side and featuring an open fire and handy understairs cupboard.

Study/ bedroom 3

12'6" x 6'3"

Currently open plan to the lounge area the study area to the front of the cottage with window overlooking the front of the cottage. Historically it was a groundfloor double bedroom.

Kitchen

12'6" x 7'6"

Off the lounge a door leads through to the kitchen area, which is fitted with base units with counter tops, an electric cooker and open shelves. There is plumbing for a washing machine and space for a fridge freezer.

Utility/ Dining area

13'0" x 9'3"

Off the kitchen, the hallway opens into a dining area with a roof window. With a second door opening out to shared access and garden beyond.

Shower

4'3" x 3'1"

Good size partially tiled shower with separate W.C

Toilet

4'3" x 2'11"

ON THE UPPER FLOOR

Hallway and cupboard

6'8" x 2'7"

The attic stairs of the vestibule lead up to the upper hallway where there is a large storage cupboard/ hanging space

Attic bedroom 1

12'6" x 10'1"

Good sized double bedroom to the front with gable end window and roof window.



Attic bedroom 2

12'6" x 6'11"

Single bedroom with gable end window to the rear, taking the view over the gardens.

Garden

The garden is accessed via the shared pathway between 20a and 21a and to the rear of the cottage.

It is slightly elevated and sloping enjoying the southerly aspect with lawn areas and flower beds, a patio seat area and Timber shed.

Services

The property is connected to mains water, electricity, and mains drainage. Hot water and heating is electric with storage heaters and panel heaters located throughout supplemented by open fire within the lounge.

Viewings by appointment

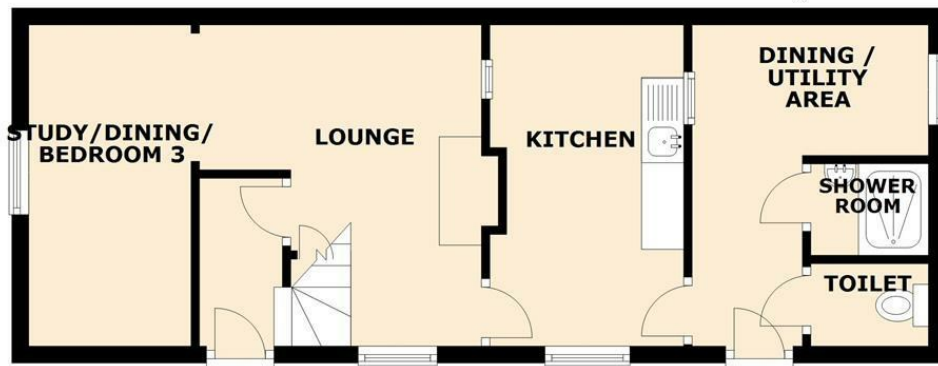
Please note that viewings are strictly by appointment. The vendor or his agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention 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.

Cal Mac travel details

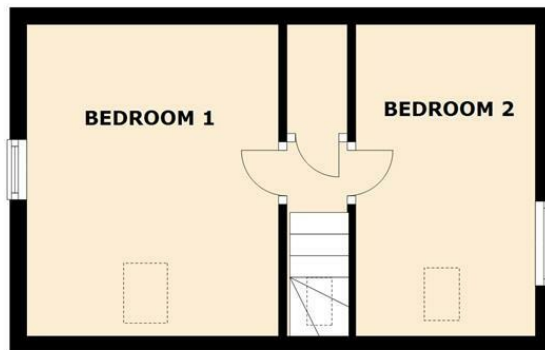
If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel. Caledonian MacBrayne Tel: 01770 460 361 www.calmac.co.uk



GROUND FLOOR
APPROX. 40.7 SQ. METRES (437.7 SQ. FEET)



FIRST FLOOR
APPROX. 22.3 SQ. METRES (240.2 SQ. FEET)



TOTAL AREA: APPROX. 63.0 SQ. METRES (677.9 SQ. FEET)

FLOOR PLAN NOT TO SCALE FOR GUIDANCE ONLY
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	18	
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

DIRECTIONS

From Brodick Pier turn left and proceed to Lamlash. Drive to the centre of the village where Hamilton Terrace is located on your right-hand side immediately after the Glenisle Hotel. No 21a is located towards the westerly end of the road running parallel to the main road at the rear of the "front houses". Although you can drive along the parallel road between the properties to No. 21a, for viewing the property, it is recommended that you use the public car park situated close by, from

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