



73, Murray  
Crescent,  
Lamlash,  
Isle of Arran,  
KA27 8NS



**Arran**  
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990



2 Bed  
Bungalow - Detached  
located in Lamlash



No. 73 is a modern bungalow situated towards the end of a quiet cul-de-sac in Murray Crescent on the outskirts of Lamlash. It has been lovingly cared for and is a beautifully presented home; boasting neutral calming décor and complementary timber flooring throughout. It is a cosy and easy to maintain home which benefits from plenty of built in storage cupboards.

Accommodation comprises entrance hall with airing cupboard, lounge, kitchen, two double bedrooms, bathroom and conservatory.

There is off road parking to the side and a low maintenance garden to the front with a lovely secluded garden to the rear running down to the Monamore Burn - the ideal spot to enjoy the south/westerly aspect and visiting wildlife.

Located in this popular residential area, with beautiful rural views over the Benlister hills, the village amenities are just a short distance away and with easy walking access to a bus stop nearby.

#### Entrance Hallway

13'3" x 3'7"

Front door opens into a spacious hallway accessing all the accommodation within and there is a handy airing cupboard containing the hot water tank.

#### Lounge

13'3" x 11'1"

Good size lounge to the front with a picture window overlooking the front gardens towards the Benlister Hills, with space for a small dining table if required.

A door off the lounge leads to the kitchen at the rear.

#### Kitchen

7'0" x 9'4"

The kitchen takes in the wonderful view over the gardens and Monamore Burn from the picture window at the rear of the bungalow.

It is fitted with plenty of white wall and base units and a complementary work top, freestanding electric cooker, washing machine, dishwasher and fridge freezer.

A door to the side opens into the sunny conservatory.

#### Conservatory

10'9" x 6'2"

The south facing conservatory takes in the views of the beautifully planted garden and with space for a dining table as well as seating - it is the perfect spot to watch the gardens visiting wildlife from.

#### Bathroom

5'1" x 7'0"

The bathroom is to the rear of the bungalow. It is fully tiled with a white suite, spacious low profile shower unit and vanity sink unit.

#### Bedroom 1

7'6" x 9'9"

Good size double bedroom to the front of the bungalow with fitted cupboard.

#### Bedroom 2

9'9" x 10'2"

Second double bedroom to the rear over looking the gardens with double built in wardrobe.

#### Garden

The grounds are relatively flat and low maintenance.

The front the garden is mostly laid to gravel, with a driveway to the side providing off road parking for one car.

To the rear, the garden runs down to the Monamore Burn. There is a small patio seating area catching the afternoon/evening sun, a timber shed and profusion of mature shrubs and trees with winding pathways amongst them. The garden is a sun trap being south/west face and a peaceful spot to relax in.



### Services

73 Murray Crescent, is connected to mains electricity, water and drainage. Hot water and heating is via electric with storage heaters and panel heaters throughout.

### Viewings by appointment

Please note that viewings are strictly by appointment. The vendor or their 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](http://www.calmac.co.uk).

### Floor Plan

Floor plan is not to scale and is to be used for guidance only.



# GROUND FLOOR

APPROX. 54.2 SQ. METRES (583.5 SQ. FEET)



TOTAL AREA: APPROX. 54.2 SQ. METRES (583.5 SQ. FEET)

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

## 73 MURRAY CRESCENT, LAMLASH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>44</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

### DIRECTIONS

From Brodick Pier turn left and follow the A841 to Lamlash. Proceed through the village and Murray Crescent is approximately 300 metres past Arran High School on the left. On entering the estate, take the first right and no. 73 is situated third from the end on left hand side towards the end of the cul-de-sac

### CONTACT

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