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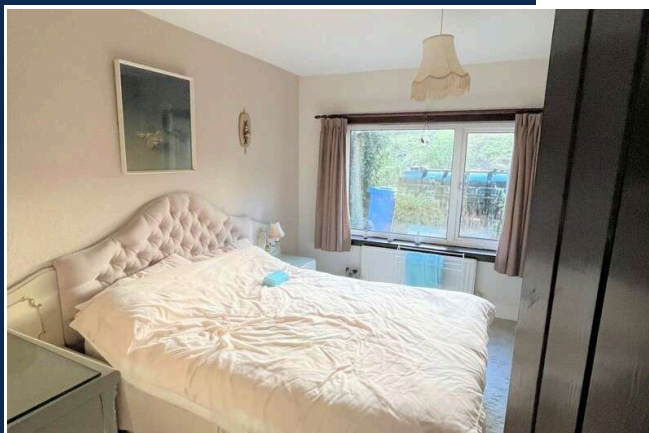
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espc

Semi-Detached House
Caledonia Cottage, Lamlash, ISLE OF ARRAN, KA27 8NL
Offers IRO £230,000







Jas Campbell & Co Ltd Estate Agency Hub are proud to be marketing Caledonia Cottage which is a charming semi detached two story house set on the main coastal road from Lamlash to Whiting Bay. This tranquil position offers picturesque sea views towards Holy Isle and beyond. Although this versatile property requires upgrading and modernisation as reflected in the price, this ideal family home offers bright and spacious accommodation over two floors.

Lamlash is 4 miles south of the ferry terminal in Brodick on the east coast of the Island and is home to the Island's only high school which incorporates the village primary and early years too. The village offers all local amenities including the Co-op, Hotels, Restaurants, Golf Club, Walking Trails and Cycle routes all of which are easily accessible from the property.

Ground Floor Accommodation: Entrance Hallway - Lounge - Sitting Room - Dining Room - Sun Room - Kitchen - Bedroom One - Family Bathroom.

First Floor Accommodation: Top Landing - Bedroom Two - Bedroom Three - Bedroom Four - WC.

The property benefits from having "warmflow" oil central heating, partial double glazing and offering potential for extending the off road parking. Internal Viewing Recommended

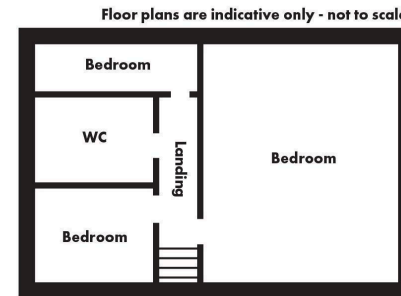
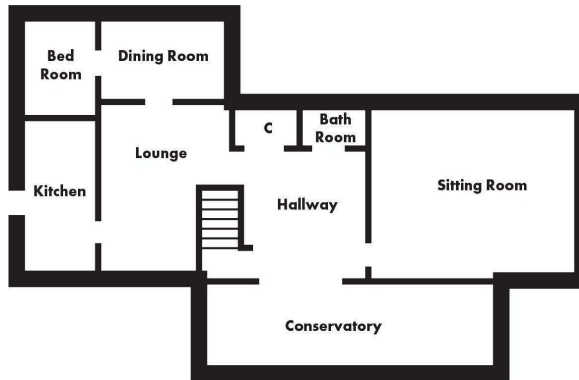
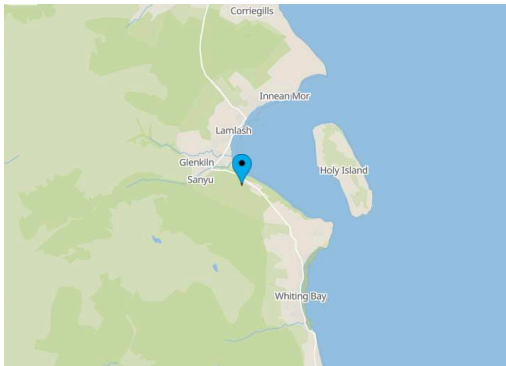
MEASUREMENTS

Hallway	3.40 m x 2.45 m / 11'2" x 8'0"
Lounge	5.42 m x 2.83 m / 17'9" x 9'3"
Sitting Room	5.42 m x 2.83 m / 17'9" x 9'3"
Dining Room	3.20 m x 3.44 m / 10'6" x 11'3"
Sun Room	3.20 m x 5.42 m / 10'6" x 17'9"
Kitchen	2.75 m x 5.05 m / 9'0" x 16'7"
Bedroom 1	7.59 m x 3.20 m / 24'11" x 10'6"
Family Bathroom	2.10 m x 3.63 m / 6'11" x 11'11"
Top Landing	2.64 m x 1.27 m / 8'8" x 4'2"
Bedroom 2	4.95 m x 2.75 m / 16'3" x 9'0"
Bedroom 3	2.78 m x 3.46 m / 9'1" x 11'4"
Bedroom 4	3.27 m x 3.07 m / 10'9" x 10'1"
WC	2.01 m x 0.90 m / 6'7" x 2'11"

FEATURES

Beautiful Sea Views
 Four Bedrooms & Three Public Rooms
 Ground Floor Living Accommodation
 Warmflow Oil Central Heating & Partial Double Glazing
 Extensive Gardens
 No Chain
 Island Living
 Upgrading Required

EPC RATING - F
COUNCIL TAX BAND - E



Viewing

Tel: 01294 60 2000

Offers

All further negotiations and all offers to be lodged with Messrs Jas Campbell & Co. WS. 76 Princes Street, Ardrrossan KA22 8DQ.

Valuation

If you have property to sell we can provide you with a pre-sale advice and opinion on the sale of your property.

Important

These particulars are believed to be correct and have been prepared in good faith, but their accuracy is not guaranteed and they do not form part of any contract.



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