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JAS CAMPBELL & CO LTD  
—ws—  
solicitors notaries estate agents



Detached Bungalow  
47 Murray Crescent, Lamlash, ISLE OF ARRAN, KA27 8NS  
Offers Over £190,000



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Jas Campbell & Co Ltd are delighted to be marketing this detached bungalow which is perfectly placed in the beautiful village of Lamlash. This property is suitable for a variety of buyers such as retirees given its ground floor accommodation. There is a driveway to accommodate 2 to 3 cars together with a detached garage and landscaped gardens to the front and rear offering views over the Monamore Burn.

Lamlash is home to the Island's only high school which incorporates the village primary and early years. 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. There is easy commuting to the mainland from Brodick ferry terminal which is only 4 miles away from Lamlash.

Accommodation Comprises: L Shaped Reception Hallway boasting two storage cupboards - Lounge with a window overlooking the front of the house flooding the room with natural light - Bedroom One overlooking the front of the property with storage cupboard - Bedroom Two to the rear which also offers storage. This bedroom overlooks the rear garden and views over the Monamore Burn - Kitchen with floor and wall units offering more than ample storage - Sun Room offering access to the rear garden and garage - Shower Room housing a two piece suite and shower cubicle.

Internal Viewing Highly Recommended

## MEASUREMENTS

L Shaped Hallway	3.70 m x 2.70 m / 12'2" x 8'10"
Lounge	4.78 m x 3.40 m / 15'8" x 11'2"
Kitchen	3.71 m x 2.91 m / 12'2" x 9'7"
Sun Room	3.71 m x 2.90 m / 12'2" x 9'6"
Bedroom 1	3.40 m x 2.90 m / 11'2" x 9'6"
Bedroom 2	3.10 m x 2.90 m / 10'2" x 9'6"
Shower Room	2.68 m x 2.04 m / 8'10" x 6'8"

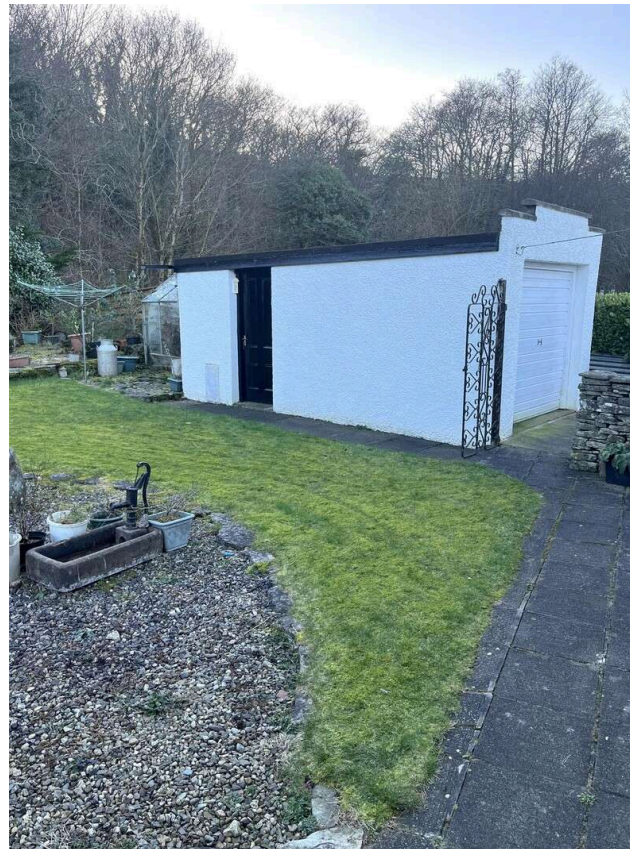
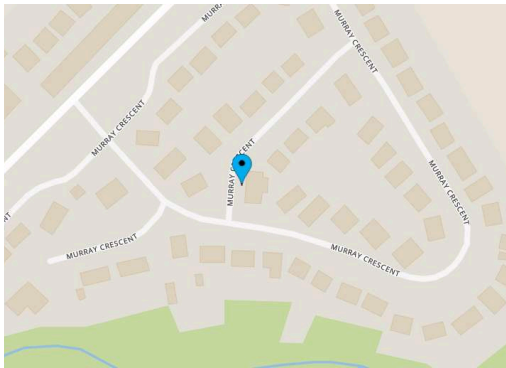
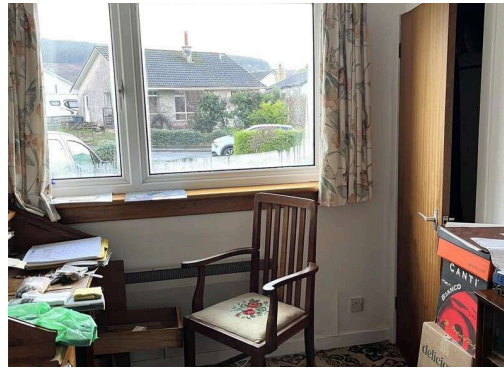
## FEATURES

Two Bedrooms  
 Island Living  
 Suitable for a variety of buyers  
 Driveway to accommodate 3 to 4 cars  
 Detached Garage  
 Landscaped gardens to the front and rear offering views over the Monamore Burn  
 Close to all local amenities and transport

**EPC RATING - E**

**COUNCIL TAX BAND - D**





### 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.



SOLICITORS  
AND INDEPENDENT  
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