

01294 60 2000

www.jascampbell.co.uk

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



Semi-Detached House
12a Hamilton Terrace, Isle of Arran, KA27 8LR
Offers IRO £150,000



rightmove

onTheMarket

Zoopla

PrimeLocation.com

espc







Jas Campbell & Co Ltd are delighted to be marketing this charming Semi Detached House which is located in the much-admired area of Lamlash. This delightful property is only a short stroll from the many local amenities Lamlash has to offer such as shops, pubs, restaurants, primary school, medical centre as well as the beautiful nearby beach making it a highly convenient and sought-after location. Whether you are looking for a peaceful holiday retreat or a cosy full-time residence, 12a Hamilton Terrace is an ideal choice.

The Hamilton Terrace rear cottages date back to the late 19th or early 20th century and reflect the architectural heritage of the area, complementing the character of the nearby listed properties. Further information about the historic significance of Hamilton Terrace can be found on the Historic Scotland website.

Externally, the garden is accessed via shared pathway between 12A and the neighbouring property. Set to the rear, the elevated, south-facing garden enjoys stunning views across Hamilton Terrace, Lamlash Bay and towards the majestic Holy Isle. The outdoor space includes two generously sized sheds, along with a flat concrete slab area offering excellent potential for seating or alfresco dining.

On entering the property you step directly into the bright and modern open-plan Lounge and Kitchen. This welcoming space has been thoughtfully updated, featuring a fitted kitchen with underfloor heating creating a comfortable and contemporary environment ideal for both relaxing and entertaining - The front facing Bedroom One is entered via the lounge. This is a double bedroom offering storage - At the rear of the kitchen is a useful storage area currently being utilised as a utility space with a door leading to the rear garden - The Shower Room is located from the utility room and offers a modern 2 piece bathroom suite with vanity unit together with a free standing shower cubicle.

The upper floor offers a small landing with bedrooms to either side - Bedroom Two is positioned to the front of the property, enjoying a bright and airy outlook - Bedroom Three is a single bedroom, ideal for guests or to be used as a home office or as a dressing room.

MEASUREMENTS

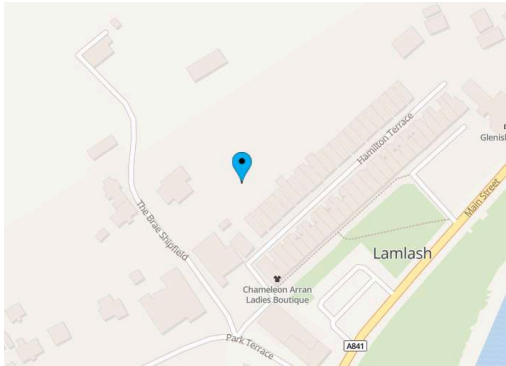
Top Landing	0.89 m x 0.78 m / 2'11" x 2'7"
Open Plan Lounge & Kitchen	6.21 m x 3.66 m / 20'4" x 12'0"
Bedroom 1 (Ground Floor)	3.66 m x 2.58 m / 12'0" x 8'6"
Utility Room	1.81 m x 1.51 m / 5'11" x 4'11"
Shower Room	1.87 m x 1.86 m / 6'2" x 6'1"
Bedroom 2	3.28 m x 3.62 m / 10'9" x 11'11"
Bedroom 3	2.90 m x 2.00 m / 9'6" x 6'7"

FEATURES

Charming Semi Detached House
 Three Bedrooms
 Located within a short stroll from the many local amenities
 South facing rear garden enjoys stunning views
 Under Floor Heating
 Double Glazing
 Peaceful Island Living
 Ideal purchase for full time living or holiday home

EPC RATING - F

COUNCIL TAX BAND - A



Viewing

Tel: 01294 60 2000

Offers

All further negotiations and all offers to be lodged with Messrs Jas Campbell & Co. WS. 76 Princes Street, Ardrossan 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
FINANCIAL ADVICE

Ref:
E498997

espc

JAS CAMPBELL & CO LTD
solicitors notaries estate agents



Bank of Scotland Buildings, 57 Dockhead Street
Saltcoats KA21 5EH Telephone 01294 60 2000
Fax 01294 603 023 DX 591001 Saltcoats
E-mail: mail@jascampbell.co.uk www.jascampbell.co.uk

85 Main Street, West Kilbride
Telephone 01294 829 599
or 01294 829 602

76 Princes Street Ardrossan
Telephone 01294 464 131
or 01294 60 2000

Unit 2, Douglas Centre,
Brodict Isle of Arran KA27 8AJ
Telephone 01770 302 027