



8 Kinneil Park, Lamlash, Isle of Arran KA27 8JG



Arran
ESTATE AGENTS



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8 KINNEIL PARK IN BRIEF

- 2 Bed Terraced Villa
- Envable village location
- Walk in condition
- Open plan living
- Sea views

DESCRIPTION

Kinneil Park is located at the front in Lamlash and the owner has gone to great lengths to ensure top quality accommodation in this most attractive environment. 8 Kinneil Park is a beautifully appointed 2-bedroom end terrace villa in walk-in condition within this much admired modern estate in the heart of Lamlash enjoying beautiful views across the Bay towards Holy Isle and beyond.

DIRECTIONS

From Brodick Pier turn left and proceed to Lamlash. On approaching the main road at the front turn right into the Kinneil development and bear left down into the new estate where the latest houses 8 to 10 and 11 and 12 inclusive are located on the right-hand side.

GARDEN

Parking for 1.5 cars is to the front of the property, which also includes 50% of the adjacent garden storage shed.

SERVICES

The property is connected to mains electricity, water and drainage. The central heating is by electric storage heaters and convectors on the Total Control Off Peak Tariff.

COUNCIL TAX

8 Kinneil Park has a Band C council tax listing, paying £1591.81 including water and waste water in 2020/21.



DESCRIPTION

Situated in a quiet cul-de-sac, the accommodation comprises a bright front entrance hallway, via a sheltered front door, which leads to the two ground floor double bedrooms, each with a built-in wardrobe with mirrored doors. Also on this ground floor level is a modern bathroom, with separate shower, and a spacious understair cupboard providing some very useful storage space.

Hardwood stairs guide you to upper floor and into a stunning open plan living space. From the feature front cathedral window and patio door, and onto the glass fronted suspended balcony, you can enjoy the stunning views across Lamlash Bay to Holy Isle and beyond.

This open plan room is airy and light with a dining area to the rear. The compact modern kitchen is fitted with timber units, integrated washer/dryer, fridge/freezer, dishwasher, electric hob and double oven and grill. A timber loft ladder opens out easily to provide access to storage space in fully floored spacious loft, located above the kitchen.

8 Kinneil Park is the end terrace of a modern, well-constructed development. This low maintenance and charming home benefits from easy care hardwood flooring and modern double glazing throughout. The furniture can be included in the sale of this home if required.

APPROXIMATE ROOM DIMENSIONS

Ground floor

ENTRANCE HALL	5.02m (16' 6") x 1.96m (6' 5")
BEDROOM 1	2.94m (9' 8") x 3.19m (10' 6")
BEDROOM 2	2.94m (9' 8") x 2.99m (9' 10")
BATHROOM	1.94m (6' 4") x 1.91m (6' 3") overall

Open plan upper floor

LOUNGE/DINING	5.00m (16' 5") x 7.00m (23')
KITCHEN AREA	2.13m (7') x 2.15m (7' 1")

OTHER INFORMATION

This home is located in the popular village of Lamlash which boasts many amenities including pubs, tearooms, various shops, hairdressers and Co-op with an internal post office, all within a gentle walk. It is also home to the island’s cottage hospital, dental practice, police, coastguard and lifeboat stations within the village. Lamlash has its own Early Years nursery and primary school and the island’s high school and medical centre. As well as the 18-hole golf course there is a bowling green, tennis courts and boating facilities in the bay.







8 Kinneil Park Ground Floor



Upper Floor



FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY

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

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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.

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