



15, Monamore Place,
Lamlash,
Isle of Arran,
KA27 8NR



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

2 Bed
House - End Terrace
located in Lamlash



Welcome to Monamore Place, Lamlash - a charming location that could be your next home sweet home! This delightful end terrace house offers a perfect blend of comfort and style.

As you step inside, you are greeted by a cosy lounge with the focal point of a fireplace inset with an electric fire and space for dining as well. The ideal room for relaxing after a long day or entertaining guests. 15 Monamore place has two lovely bedrooms, providing ample space for a small family, guests, or even a home office.

Spanning 830 sq ft, this house offers a comfortable living space with room to personalise and make it your own.

15 Monamore Place benefits from an abundance of built in storage and a generous wrap around garden. It is an excellent and well maintained property with potential for further development, whether you're a first-time buyer, looking to downsize, or seeking a holiday home, this property ticks all the boxes.

Don't miss out on the opportunity to own this lovely house in Monamore Place. Book a viewing today and envision the life you could create in this wonderful home!

No. 15 is in a quiet location within the popular residential area of McKelvie Road and Monamore Place, the village amenities are just a short distance away and there is easy walking access to a bus stop nearby. Lamlash has a small Co-op with an instore post office, various places to dine out, gift shops, ladies' boutique, hairdressers, newsagents, and hardware shop. Lamlash also has its own 18 hole golf course, bowling green, tennis court, excellent boating, and water facilities. Lamlash is home to the island's cottage hospital, medical Centre, police station, fire and coastguard stations. Arran High school is located nearby along with the Lamlash primary and early years classes.

Entrance hall
6'6" x 9'9"

The granite steps lead to the front entrance opening into a bright and spacious hallway with stairs leading to the upper floor. The lower hallway offers a large storage cupboard and understairs storage

Living room

10'11" x 9'9" overall

To the front of the ground floor is a generous lounge, with the focal point of a contemporary fireplace inset with electric fire and space for a small dining table as well as comfy sofa seating with a window to the front over looking the gardens and door to the rear leading in to the kitchen.

Kitchen

13'10" x 8'9"

A door of the lounge opens into the breakfasting kitchen. The kitchen over looks the rear gardens and is flooded with natural light from the picture window and fitted with neutral wall and base units and complementary worktops, electric cooker with space for a fridge freezer, tumble dryer and plumbing for a washing machine.

Rear vestibule

3'8" x 6'2"

Rear vestibule with door out to the gardens.

Toilet

3'8" x 6'6"

Off the vestibule a handy w.c fitted with a white sink.

Bedroom 1

17'6" x 10'5" overall

Spacious double bedroom to the front with a large picture window taking in the views to the Benlister Hills and benefits from a large walk in cupboard with window.

Bedroom 2

9'10" x 12'3" overall

Second good sized double bedroom, with picture window enjoying views over the Benlister Burn and to Holy Isle, enjoying two large built in storage cupboards.

Bathroom

8'2" x 6'8"

The newly installed bathroom has a frosted window to the rear of and is fitted with a contemporary white suite with a bath and glass sink vanity unit. The bathroom completes the accommodation of the attractive peaceful home.



Garden

The gardens are relatively flat and laid to lawn securely bounded with mature hedging and fencing. Being the end Terrace, the house benefits from a wraparound garden, enjoying the southerly aspect overlooking the Benlister Burn and attracting the local wildlife including birds and Arran's famous Red Squirrels. To the side and rear there is a large timber shed and off road parking for one car, as well as Arbour seating in the perfect tranquil and peaceful spot.

Services

15 Monamore Place is connected to mains electricity, water and drainage. Heating and hot water is by electric with convector and panel heaters throughout, supplemented by the electric fire within the lounge. The chimney could be reinstated if desired subject to the appropriate checks.

Floor Plan

Floor plan is not to scale and is to be used for guidance only. Room sizes are approximate.

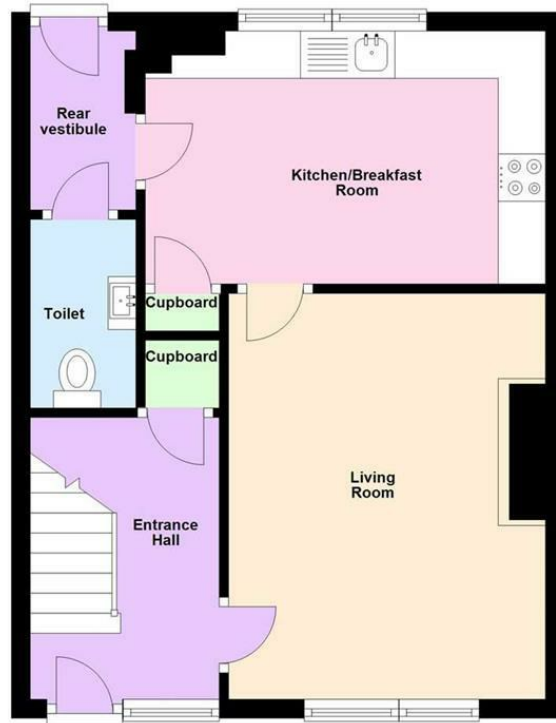
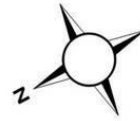
Viewings by appointment

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.

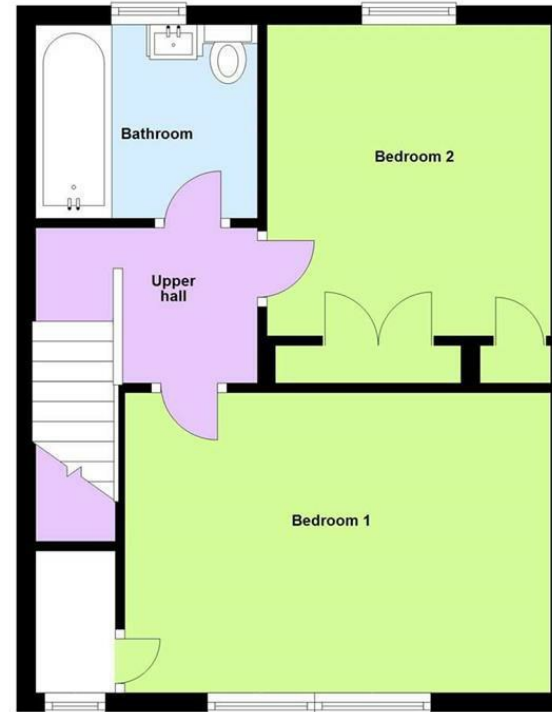
Cal Mac travel details

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





Ground Floor



Upper Floor

Total area: approx. 77.1 sq. metres (830.1 sq. feet)
15 Monamore Place, Lamlash

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

DIRECTIONS

From Brodick Pier turn left and travel to Lamlash. Proceed through the village and turn first right after Arran High School, then take third left and No.15 Monamore Place is the last house on the left.

CONTACT

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