



Fairhaven, Lamlash, Isle of Arran KA27 8JU



FAIRHAVEN, LAMLASH, LAMLASH KA27 8JU

FAIRHAVEN IN BRIEF

- Three bedroom bungalow
- Well tended gardens with detached garage
- Delightful conservatory with sea views
- Beautifully presented and walk in condition
- Tranquil, elevated location
- Close to village amenities

DESCRIPTION

Located within the highly desirable village of Lamlash enjoying views across to Holy Isle and Lamlash Bay, this fabulous, detached home is beautifully presented with neutral calming décor throughout. Fairhaven is a modernised 1930's three bedroom bungalow, retaining some elegant original features, enjoying an elevated and peaceful location; all within easy walking distance of the shore and the village's many amenities. This spacious home has been thoughtfully and lovingly maintained, benefitting from a recently installed electric central heating system. The versatile layout makes this a wonderful family home whilst also providing scope for further development to increase the living accommodation by developing the spacious fully floored attic.

Accommodation comprises central hallway, lounge, breakfasting kitchen and conservatory, three bedrooms including a main ensuite and shower room.

DIRECTIONS

From Brodick pier turn left and proceed to Lamlash. Pass the Lamlash golf course and club house on the left, proceed for a further 150 metres passing the first turning on the left continue for approximately another 100m where the driveway entrance to Fairhaven is on the left immediately after the bus stop.

GARDEN

The well-tended garden is flat and mostly laid to lawn and the grounds are securely bordered by mature hedging. The block paviour driveway provides plenty of space for parking and turning for several cars, as well as access to the spacious garage. French doors from the lounge, access the south facing patio seating area enjoying the views across Lamlash and Holy Isle. Two timber sheds to the rear and side offers additional storage to the garage. The detached garage has power and light and is fitted with an electric up and over door as well as side door for access.

SERVICES

Fairhaven is connected to mains water, drainage and electricity. Hot water and heating are via electric with shortage heaters throughout.

COUNCIL TAX

Band 'E' for council tax paying £2521.83 including water and waste water in 2023/2024.

ENERGY PERFORMANCE

The energy efficiency rating is F' and the environmental impact band for this property is 'F'.



ACCOMMODATION

The paved driveway leads to the rear of Fairhaven, where the fully glazed door opens into the spacious breakfast kitchen. The kitchen is fitted with an abundance of wall and base units, an excellent pantry cupboard, a central island unit and has generous space for a dining table. The dual aspect windows and double pocket doors through to the conservatory, make this a sunny and bright room. There is plumbing and space for both a dishwasher and washing machine and space for an electric cooker.

The conservatory overlooks the front gardens towards Holy Isle and enjoys French doors out to the garden and provides the perfect spot to enjoy the garden's visiting wildlife.

Off the kitchen, the hallway leads to the front of the bungalow and a glazed door out to a veranda seating area enjoying the views. There is plenty of space within the hallway for hanging cloaks as well as access up to the extensive floored attic space.

The lounge and main bedrooms are to the front, each benefitting from bay windows providing a considerable space to sit and take in the views across to the Holy Isle. The bright lounge also has French doors which lead out onto the south/west facing patio, as well the focal point of an electric fire and surround for those the cosy nights in.

The main bedroom, with fitted wardrobes to the rear, opens into a spacious fully tiled Jack and Jill ensuite bathroom, fitted with a white suite with shower over the bath and door opening into the hallway.

A further double bedroom and single bedroom, each with space for wardrobes, and a family shower room fitted with a white suite complete the accommodation of this superb versatile family bungalow.

Some of the contents of Fairhaven are available by separate negotiation. A property like this rarely comes to the market and early viewing is recommended.

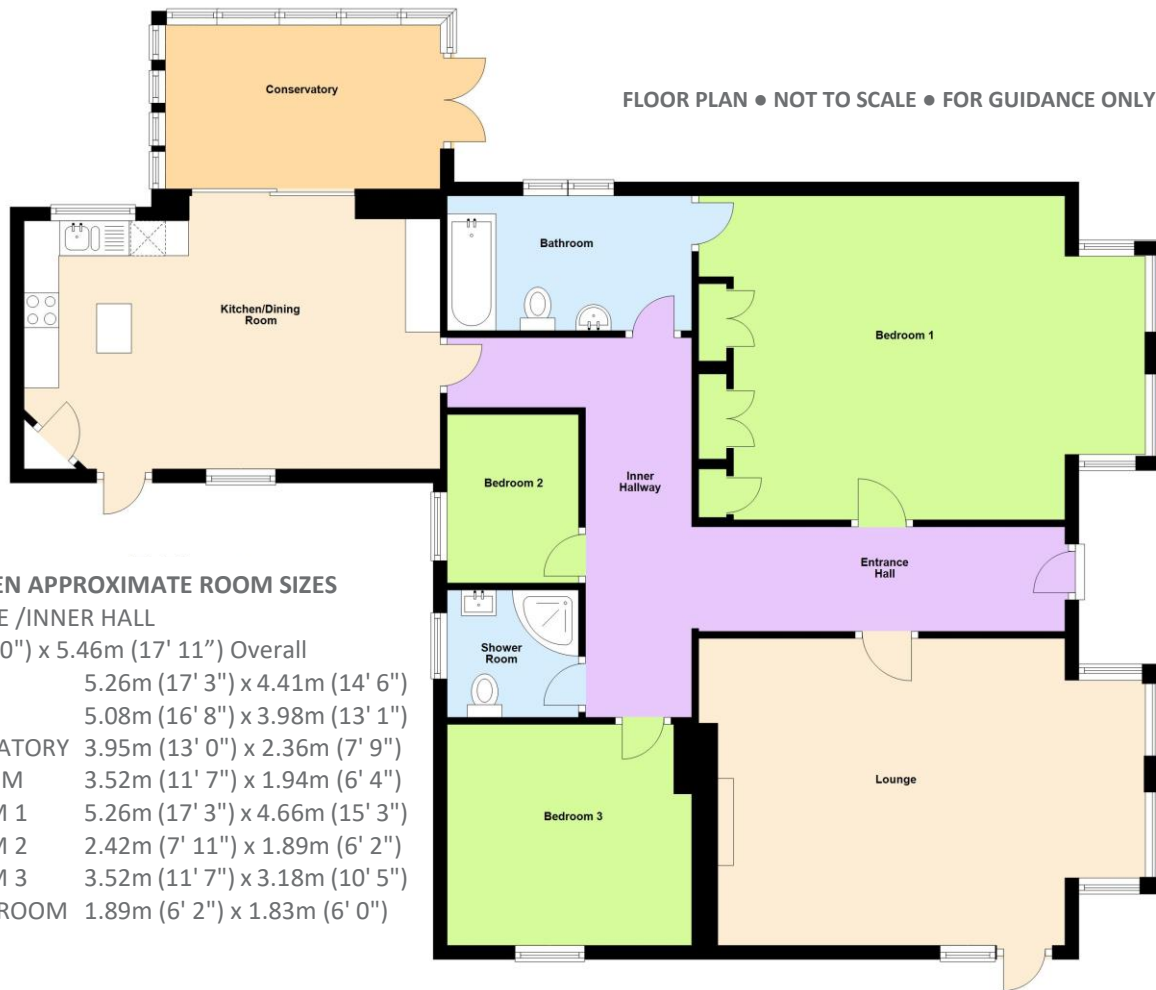
OTHER INFORMATION

Fairhaven is in a quiet location within a desirable popular residential area of Lamlash; the village amenities and shore are just a short distance away, with easy 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. The Lamlash golf course with 18-holes is also nearby, as is the bowling green, tennis court, excellent boating and sheltered bay for water activities.

Lamlash is home to the island's cottage hospital, medical centre, police station, fire and coastguard stations. Arran High school is just a short distance away along with the primary school and early years classes and a hub for the UHI Argyll.







FAIRHAVEN APPROXIMATE ROOM SIZES

ENTRANCE /INNER HALL

1.53m (5' 0") x 5.46m (17' 11") Overall

LOUNGE 5.26m (17' 3") x 4.41m (14' 6")

KITCHEN 5.08m (16' 8") x 3.98m (13' 1")

CONSERVATORY 3.95m (13' 0") x 2.36m (7' 9")

BATHROOM 3.52m (11' 7") x 1.94m (6' 4")

BEDROOM 1 5.26m (17' 3") x 4.66m (15' 3")

BEDROOM 2 2.42m (7' 11") x 1.89m (6' 2")

BEDROOM 3 3.52m (11' 7") x 3.18m (10' 5")

SHOWER ROOM 1.89m (6' 2") x 1.83m (6' 0")

Total area: approx. 131.8 sq. metres (1419.1 sq. feet)

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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PLEASE NOTE THAT ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY

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.