



30 Murray Crescent, Lamlash, KA27 8NS



Arran
ESTATE AGENTS



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30 MURRAY CRESCENT, LAMLASH, KA27 8NS

30 MURRAY CRESCENT IN BRIEF

- Detached 2 bedroom bungalow
- Well maintained
- Driveway and off road parking
- Near to village amenities and school
- Air source heat pump and solar PV panels
- Substantial garage

DESCRIPTION

30 Murray Crescent is a well maintained relatively modern detached bungalow, with a low maintenance garden and the potential to be reconfigured to accommodate a third bedroom or the addition of a workshop/ studio within the substantial garage. The bungalow is ideally located within a short distance of Lamlash village amenities and is a delightful family home in walk in condition. Accommodation comprises lounge/dining room, kitchen, shower room and two double bedrooms with built in wardrobes and central hallway with three large cupboards.

DIRECTIONS

From Brodick Pier, turn left and proceed to Lamlash. Travel through the village, passing the high school on the right hand side, carry on for a further 200 metres and turn left into Murray Estate. Proceed along the central road in Murray Estate where No. 30 is located on the left hand side.

GARDEN

The garden is relatively flat and mostly laid to lawn to the front and rear, and bounded by fencing. To the side there is a driveway with parking for several cars leading to a substantial brick built garage towards the rear. The garage is large enough to accommodate a car as well as a workshop area. To the rear the garden is laid to lawn with flower beds and borders.

SERVICES

The property is connected to mains electricity, water and drainage. Hot water and heating is via a Samsung Air Source Heat pump supplying radiators throughout. 30 Murray Crescent also benefits from solar PV panels off setting the electricity costs.

COUNCIL TAX

Band 'D' for council tax paying £1954.41 including water and waste water in 2023/2024.

ENERGY PERFORMANCE RATING

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



ACCOMMODATION

Steps lead up from the driveway to a side entrance door, opening into a hallway with access to all of the accommodation within.

The dual aspect, bright kitchen is to the front of the bungalow and is fitted with beech effect wall and base units, electric cooker and hob, with space for under counter fridge, washing machine and tumble dryer.

A door leads from the kitchen into the spacious lounge, with a wonderful southerly aspect, large picture window and feature fireplace inset with electric fire. To the rear of the room, there is a sizable space for a dining table and cupboard with an additional door giving access to the hallway. It should be noted that a partition wall could easily be constructed in this area to create a third bedroom.

To the rear of the bungalow there are two double bedrooms, both with built in wardrobes and picture windows overlooking the rear garden. 30 Murray Crescent enjoys three useful large cupboards within the hallway. A modern wet room fitted with a shower and white suite, completes the accommodation in this spacious bright bungalow.



APPROXIMATE ROOM DIMENSIONS

LOUNGE/ DINING:	7.37m x 3.70m (24'2" x 12'2") overall
KITCHEN:	4.11m x 2.18m (13'6" x 7'2")
BEDROOM 1:	2.85m x 3.13m (9'4" x 10'3")
BEDROOM 2:	3.91m x 2.68m (12'10" x 8'10")
BATHROOM:	1.91m x 2.18m (6'3" x 7'2")

GROUND FLOOR: 70.7sqm (760.8sq feet) approx.



OTHER INFORMATION

The village amenities are a short distance away, with easy walking access to the nearby bus stop.

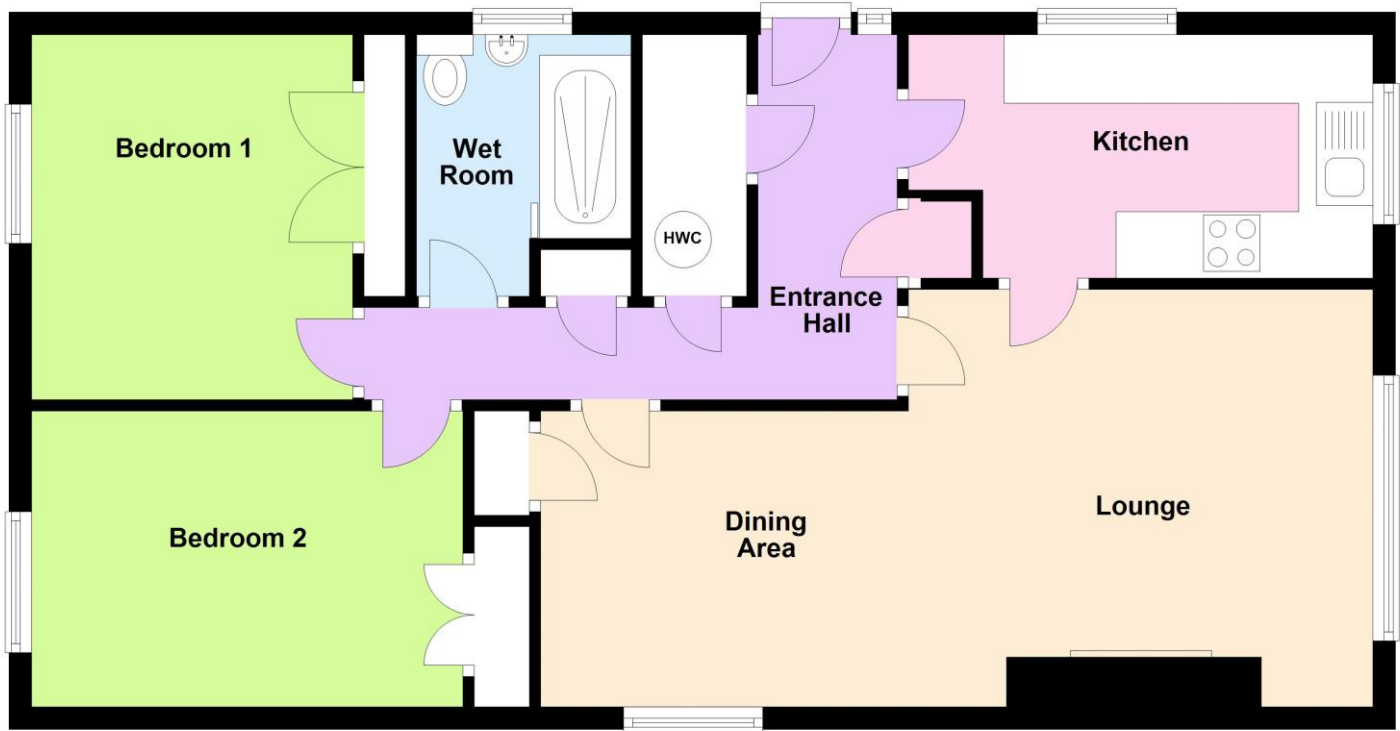
Lamlash has a small Co-op with an instore post office, various places to dine out, gift shops, clothes boutique, hairdresser, newsagent and hardware shop. The village has its own 18 hole golf course, bowling green, tennis court, excellent boating and water facilities. Lamlash is also home to the island's cottage hospital, medical centre, police station, fire and coastguard stations. Arran High school is located a short distance away in Lamlash too, along with the village primary, early years classes and UHI Argyll hub.





30 Murray Crescent, Lamlash

Approx. 69.9 sq. metres (751.9 sq. feet)



Total area: approx. 69.9 sq. metres (751.9 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

FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY

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