



30, Hamilton Terrace,
Lamlash,
Isle of Arran,
KA27 8LR



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

3 Bed
House - Detached
located in Lamlash



UNEXPECTEDLY BACK ON THE MARKET!

IF YOU MISSED THIS PREVIOUSLY , PLEASE GIVE US A CALL NOW 01770 302310

THIS FANTASTIC PROPERTY INCLUDES AN INTEGRAL 'HOLIDAY' LET, SO YOU CAN LIVE UPSTAIRS IN THE 2 BEDROOM APARTMENT OR LIVE ON THE GROUND FLOOR 1 BEDROOM APARTMENT AND GENERATE INCOME FROM EITHER.

STUNNINGLY PRESENTED, YOU CAN MOVE RIGHT IN!

Once the Mail Barn for Lamlash post office, 30 Hamilton Terrace has been beautifully renovated and tastefully decorated echoing the surrounding landscape of Arran.

The villa has been finished and equipped to a high a standard, creating two modern apartments, offering flexible and versatile living arrangements with excellent letting potential. 30 Hamilton Terrace is located in the heart of Lamlash, to the rear of the iconic Hamilton Terrace and close to all the amenities within the popular village.

30 Hamilton Terrace offers unique and flexible living accommodation, currently used as a home and letting apartment or equally one large home or two letting properties. With all the relevant consents and Short Term Let licensing in place and a number of repeat customers, as such could be sold as a turnkey property, including the majority of the contents (bed linen etc.), furniture, white goods and rentals.

30 Hamilton Terrace 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 water sports facilities in the bay.

Main Entrance

7'1" x 3'11"

The main entrance on the ground floor opens into a shared vestibule and with secure access to each apartment The Mail Barn on the ground floor and Mail Barn Studio on the upper floor.

The Mail Barn Apartment

Entrance hallway

7'3" x 6'5" overall

The door to the ground floor apartment opens into hallway where there is space for outdoor gear and a handy understair cupboard

Living space with kitchen area

11'1" x 26'0"

A glazed door opens off the hallway into a spacious open plan living area with fully fitted kitchen. This inclusive living space benefits from a picture window to the front and patio doors opening out to the patio area to the rear making it a light and bright airy room.

The contemporary kitchen area is fully fitted with wall and base units integrated electric hob and oven, free standing fridge freezer and washing machine and a wide breakfast bar for dining.

Bedroom

10'6" x 14'2" overall

Overlooking the rear garden with a feature picture wall there is a spacious double bedroom with ensuite bathroom.

Ensuite bathroom

7'1" x 7'8" overall

The ensuite bathroom is fitted with a contemporary white sink and jacuzzi bath with shower over.

Toilet

3'1" x 3'10"

A separate W.C off with sink off the hallway completes the accommodation.

Mail Barn Studio

From the shared vestibule, stairs lead up to the upper floor and hallway of the second self contained apartment. The central hallway access all the accommodation within.

Upper hallway

7'8" x 3'1" approximately

The stairs from the main vestibule with window to the side of the villa open into the central hallway accessing all the accommodation within.

Kitchen

10'7" x 8'1"

To the front there is a good sized fully fitted kitchen with electric cooker and free standing washing machine and fridge freezer.

Lounge

10'9" x 14'6"

The airy spacious lounge to the front over looks Hamilton Terrace and the Ship House with a picture window and vaulted cathedral timber ceiling and has plenty of space for a dining table.

Bedroom 1

10'9" x 10'11"

Bedroom with window to the rear and a stunning feature picture wall and bedside lighting, this spacious double bedroom also benefits from a built in wardrobe.



Bedroom 2

10'7" x 8'4"

Also overlooking the rear gardens this double/ twin room has been uniquely decorated with another feature picture wall.

Shower room

7'1" x 5'3"

A contemporary shower room with white suite and window to the side of the villa completes the accommodation on this upper floor apartment.

Garden

The garden is very low maintenance to the front there is space for a seat and on street parking. To the rear of 30 Hamilton terrace there is a patio area and terraced patio area with a metal shed. The pathway to the side is shared with neighbouring properties for access to their gardens. Further parking is available nearby on the street or with the public car park to the front of Hamilton Terrace.

Services

30 Hamilton Terrace is connected to mains water, electricity and drainage. Hot water and heating is by electric with a wet radiator system throughout, supplemented by panel heaters and an electric stove within the upper lounge.

Floor Plan

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



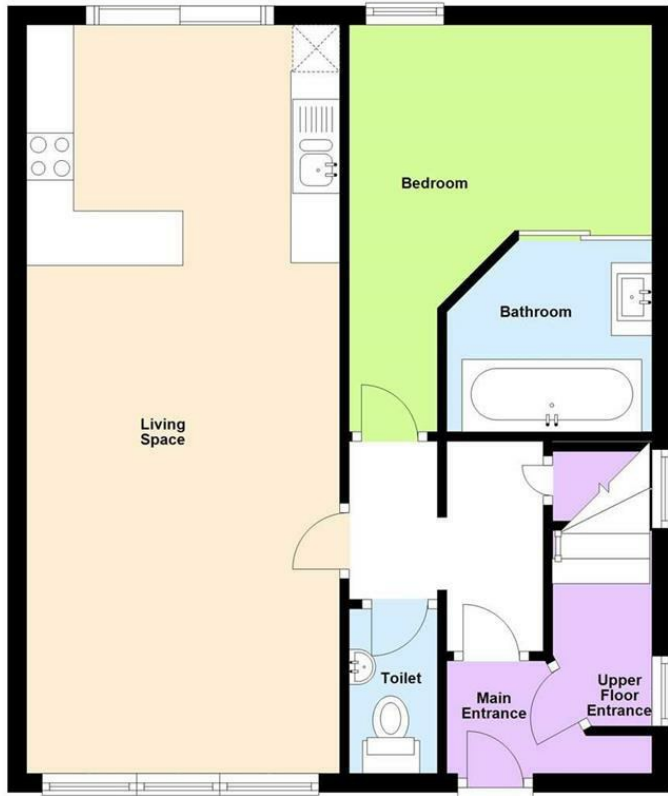
Viewings by appointment

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



30 Hamilton Terrace Ground Floor



30 Hamilton Terrace First Floor

DIRECTIONS

From Brodick Pier turn left and proceed to Lamlash. Drive to the centre of the village, Hamilton Terrace is located on the right hand side immediately before the car park at the Ship House and 30 Hamilton Terrace is located towards the westerly end at the rear. Vehicular access to the property is along the westerly gable of the front houses and round the rear to the parking area in front of the house. Pedestrian access is also possible along the easterly gable of the front terrace.

CONTACT

Invercloy House Brodick
Isle of Arran
North Ayrshire
KA27 8AJ

E: sales@arranestateagents.co.uk
T: 01770 302310
www.arranestateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E		34	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	