



Kilspindie,  
10 Margnaheglish  
Road,  
Lamlash,  
Isle of Arran,  
KA27 8LL



**Arran**  
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

3 Bed  
House - Detached  
located in Lamlash



Welcome to this well presented detached villa located on Margnaheglish Road in the picturesque village of Lamlash, Isle of Arran. This property boasts a retro charm that is sure to captivate your heart.

As you step inside, you are greeted by an open plan lounge dining room boasting incredible sea views, perfect for relaxing with family and friends. With three bedrooms, there is ample space for a growing family or visiting guests. The two bathrooms provide convenience and comfort for all residents.

Situated in a stunning location, this detached bungalow offers tranquillity and breathtaking views that will make everyday living feel like a retreat. The property features off road parking as well as a detached garage.

Whether you are looking for a peaceful retreat or a permanent residence in a beautiful setting, this wonderful bungalow is sure to tick all the boxes. Don't miss out on the opportunity to make this charming property your own slice of paradise in the Isle of Arran.

Lamlash village amenities and shore are just a short distance away. The village 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.

#### Entrance Vestibule

3'8" x 4'2"

A snug entrance area with space to hang outdoor gear leading into the central hallway.

#### Entrance Hall

9'9" x 9'1" overall

The spacious hallway gives access to all accommodation within, and boasts a large under-stair cupboard for storage.

#### Lounge/ Dining Room

16'5" x 23'8" overall

This classic L-shaped room really offers the wow factor with stunning elevated sea views towards Lamlash Bay and the Holy Isle.

#### Kitchen

14'10" x 9'6"

This family dining kitchen has plenty of floor and wall mounted units, electric oven and space for free standing fridge freezer. A door leads out to the side of the property from here to a timber decking. There is ramped access to the front and rear gardens.

#### Bedroom 3

9'4" x 8'7"

The spacious single room on the ground floor offers lovely garden views to the rear as well as an ensuite shower room.

#### Ensuite Shower Room

3'11" x 8'5"

Compact shower room with sliding door access and frosted window to the rear garden.

#### Upper Hall

6'0" x 13'7" overall

The stairs to the upper landing feature a quirky oblong window on the half landing, with the upper giving access to both bedrooms.

#### Bedroom One

12'7" x 12'2" overall

A lovely bright sunny double bedroom with views over Lamlash. Two large walk in wardrobes providing plenty of storage.

#### Bedroom Two

12'7" x 12'2"

A second large double bedroom looking out to the rear gardens. Again plenty of built-in storage as well as a cupboard housing the hot water tank.

#### Bathroom

5'6" x 8'9"

A well proportioned family bathroom with bath and separate shower stall. A large roof window brings in plenty of natural light.



### **Garden**

Kilspindie enjoys a low maintenance terraced front garden with bench seating to enjoy the views in this lovely location!

To the rear of the property, there is an attractive patio area, a drying green and an attractive terraced garden featuring flowering plants and shrubs towards the slightly elevated rear boundary timber fence.

The detached garage sits to the side of Kilspindie.

### **Services**

Kilspindie is connected to mains electricity, water and drainage. Heating is by way of electric storage heaters throughout the property.

### **Floor Plan**

Floor plan is not to scale and is to be used for guidance only.

### **Viewings by appointment**

Please note that viewings are strictly by appointment.

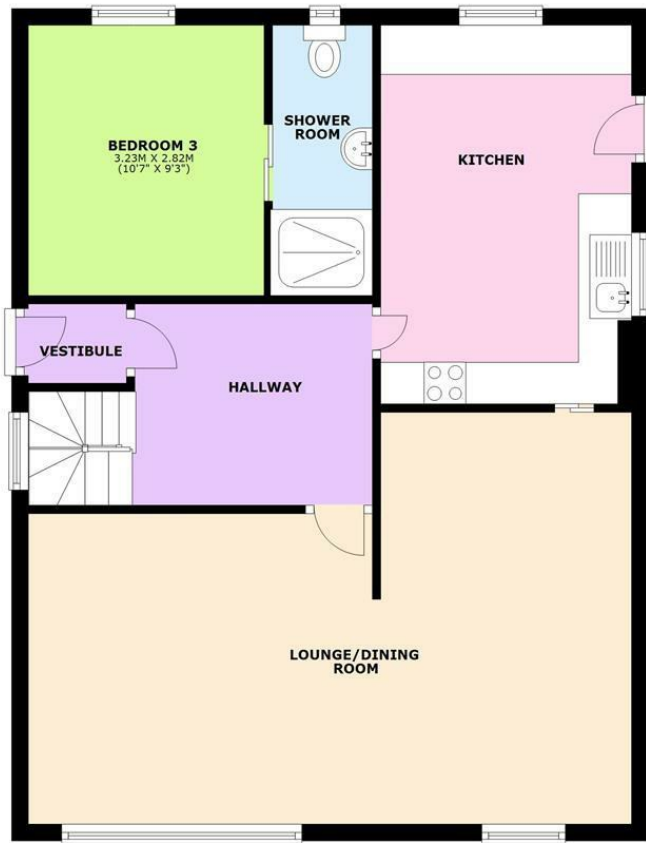
The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be 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.



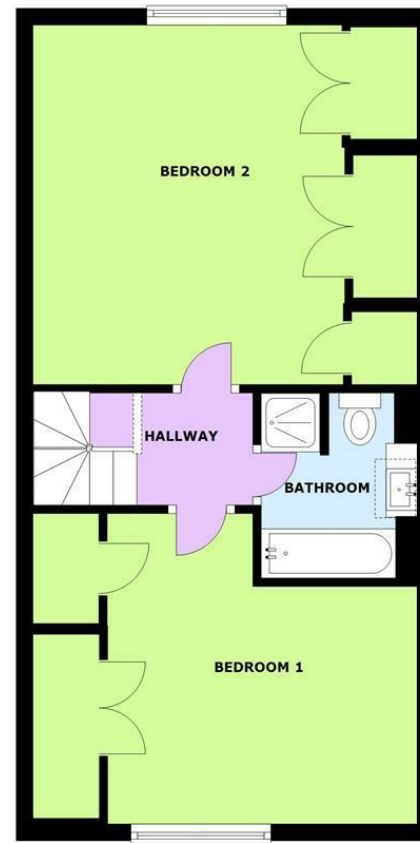
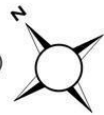
### **Cal Mac travel details**

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](http://www.calmac.co.uk)



**GROUND FLOOR**  
APPROX. 69.0 SQ. METRES (743.0 SQ. FEET)



**UPPER FLOOR**  
APPROX. 44.0 SQ. METRES (473.3 SQ. FEET)

**TOTAL AREA: APPROX. 113.0 SQ. METRES (1216.3 SQ. FEET)**

FLOOR PLAN NOT TO SCALE FOR GUIDANCE ONLY  
Plan produced using PlanUp.

**KILSPINDIE, LAMLASH**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

**DIRECTIONS**

From Brodick Pier turn left, proceed to Lamlash. At the seafront, turn left along the Clauchlands Shore Road and carry on for about 500 metres crossing the small bridge and then left up the Hospital Road. Bear left at the first junction of Margnaeglish Road, proceed to the top of the hill, passing Kilbride Road on the right. Kilspindie, number 10, is just after the turn, on the right hand side of the road.

**CONTACT**

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