



Highview,  
2 Kilbride Road,  
Lamlash,  
Isle Of Arran,  
KA27 8LJ



**Arran**  
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

3 Bed  
Bungalow - Detached  
located in Lamlash



Welcome to Highview, 2 Kilbride Road in Lamlash, Isle Of Arran - a charming and substantial detached bungalow that offers a delightful living experience. This property boasts one reception room, three ample bedrooms, family bathroom and an ensuite shower room, providing generous space for comfortable living.

Situated in a stunning location, arguably one of the best we have seen, this bungalow offers amazing views that will surely captivate your heart. The wonderful proportions of the rooms ensure that you have plenty of space to relax and entertain guests.

One of the many highlights of this property is the delightful large garden, perfect for enjoying the outdoors and soaking up the stunning surroundings. With lots of off road parking and an appended garage, convenience is at your doorstep.

Additionally, being close to village amenities, you'll have easy access to everything you need. Don't miss out on the opportunity to own this fabulous property in a truly idyllic setting.

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 in Lamlash too, along with the village primary and early years classes.

Arran is an incredible place to call home. With clean air, clear water and some of Scotland's most incredible scenery, you can share your island with eagles, otters, red squirrel and deer. The island communities are small enough to become involved, yet big enough to keep you interested and growing. We can't recommend it enough!

### Welcome to Highview

#### Vestibule

5'4" x 4'3"

A lovely welcoming space with plenty of room for hanging outdoor gear.

#### Hallway

3'10" x 27'7" overall

The wide welcoming hallway provides access to all of the

accommodation within and is flooded with natural light from the glazed vestibule walls.

#### Lounge / Dining Room

13'1" x 29'1"

The triple aspect lounge is stunning!

Bright and airy, with breathtaking views to enjoy from the comfort of your sofa, this room boast wonderful proportions with a large window to the front, another to the side, and then patio doors to the front with open to steps leading directly into the garden.

For the chiller evenings, there is a 'living flame' effect fire, inset into a marble surround which is another wonderful feature of this stunning room.

#### Breakfasting Kitchen

10'8" x 11'0"

Doing the dishes with a view like this one can't be bad! A large picture window almost fills one wall of the kitchen, which is well equipped with floor and wall mounted timber units, plenty of worktop space and even room for a small breakfasting table.

#### Utility Room

7'10" x 10'4"

A separate utility room never goes amiss! This large room benefits from a sink, a plethora of fitted units, and space for fridge and freezer. There is even a traditional clothes pulley, which once you have in your life you will realise that you can't live without!

From here, there is a door out to a small terrace with steps leading down into the garden with its patio and drying area.

#### Family Bathroom

6'10" x 9'3"

The good sized family bathroom is to the front, with shower over bath and small frosted window providing natural light.

#### Bedroom 1

12'9" x 12'8"

The main bedroom is to the rear of Highview, with built-in storage a plenty and relishing in the stunning garden and elevated sea views - just imagine waking up to this every morning!

#### Ensuite Shower Room

4'0" x 10'4"

The ensuite shower room, with modern shower cubicle with wet-wall finish, enjoys a frosted window offering natural light an ventilation.



### Bedroom 2

12'9" x 11'6"

The second double room is the the front of the property, boasting a large built-in wardrobe with sliding doors. The window looks towards the front garden and pleasantly tended grounds.

### Bedroom 3

10'2" x 9'6"

The third bedroom is the smallest, but is still a well proportioned double / twin room with views to the front. Again there is some excellent built-in storage.

### Garage

12'8" x 20'4"

With an 'up and over' door and second door out to the rear garden, this substantial appended garaged is perfect for all sorts of storage - and even to park your car!

### Garden

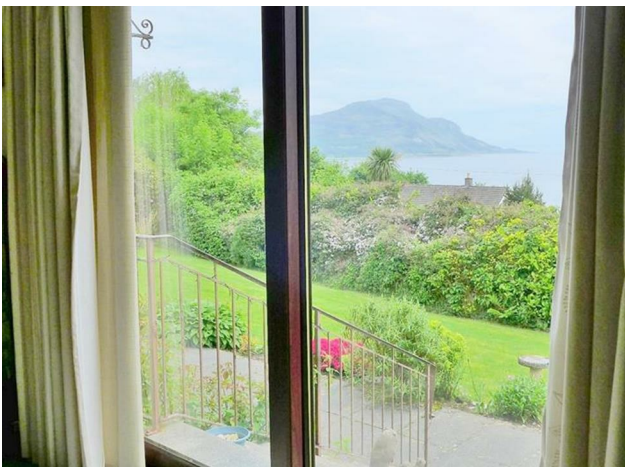
The sunny gardens are a wonderful feature at Highview - wrapping around the property. these substantial gardens are lovingly tended and beautifully maintained. Offering privacy as well as breathtaking views, the gardens enjoy flower shrubs and plants, a large lawned area and a lovely patio area - as well as plenty of tarmacked off road parking. From the patio to the rear of Highview, there is access to the generous storage under this fabulous bungalow.

### Services

Highview is connected to mains electricity, water and drainage. Central heating is by the oil fired boiler located in the utility room, supplying radiators throughout. This is supplemented by the living flame fire in the lounge.

### Floor Plan

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





Highview 2 Kilbride Road, Lamlash, Isle Of Arran, KA27 8LJ

### 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)





**Highview 2 Kilbride Road**  
 Approx. 147.9 sq. metres (1591.5 sq. feet)

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

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

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## 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. Turn right into to Kilbride Road, where no. 2 is on the right hand side.

## CONTACT

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