



Belhaven Cottage,
Lamlash,
Isle of Arran,
KA27 8LS



Arran
ESTATE AGENTS

ISLAND OWNED & RUN SINCE 1990

**3 Bed
Cottage - Detached
located in Lamlash**



Belhaven is the perfect 'picture box' cottage, full of character and bursting with charming details and clever inbuilt storage. It is the perfect bolt hole for a weekend escape with three bedrooms, cosy lounge dining room, kitchen and bathroom and offers excellent accommodation for a couple or a family who enjoy a thriving village life. The decor is tasteful and elegant and is finished to a superior quality throughout.

Built in 1808, this is a surprisingly spacious yet cosy cottage, located in the heart of Lamlash which has been lovingly maintained to a high standard in keeping with its "C" listing status by Historic Scotland. Conveniently located for all the amenities of the village including the beach, pubs, tearoom and various shops, not least the wonderful Lamlash Bay Hotel which is just a few minutes walk away!

Lamlash is also home to a Co-op with an internal post office, hairdressers, 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 boating facilities in the bay. The village boast a vibrant community and lifestyle.

For more information regarding the listing status please look online at:- <http://portal.historicenvironment.scot/designation/LB12885>

Hallway

8'6" x 3'5"

The front door opens into a welcoming carpeted hallway, accessing all the accommodation within and has space for hanging outdoor gear.

Lounge/ Dining Room

14'7" x 14'6" overall

The cosy lounge dining room is off the hallway to the left.

This charming room features a centrepiece multi-fuel stove and rustic fire surround, with one window to the front and one inset cottage window to the rear.

A door off the lounge area leads through to the kitchen.

Kitchen

12'8" x 7'9" overall

The kitchen, accessed from the lounge, is well equipped with white, shaker style wall and floor units, marble effect worktop and splashback, an integrated electric hob, oven and space for a fridge freezer, a washing machine and a tumble dryer. The enclosed outdoor yard is accessed from a half glazed door from the kitchen.

Ground Floor Bedroom 1

15'1" x 14'6" overall

The large principal bedroom is on the ground floor and is bright and airy with Karndean flooring and three windows, one to the front and two to the rear. It benefits from double built-in wardrobes as well as further built in under stair cupboard which houses the modern air source heat pump controls and hot water tank.

Bathroom

11'10" x 6'2" overall

The white bathroom, with electric shower over bath, is situated off the kitchen. It is tastefully decorated and floored with porcelain tiles.

On the upper floor

From the entrance hall, there is a carpeted staircase leading to the top hall which is bright and open with a deep storage shelf to the side, and a roof window above.

Bedroom 2

10'5" x 12'2"

Spacious double bedroom with camcile ceilings and a large dormer window to the front of the cottage.

Bedroom 3

10'9" x 9'8"

Small double bedroom with camcile ceilings and a dormer window to the front of the cottage.

Garden

Belhaven Cottage has a small enclosed gated and private yard to the front of the property off the kitchen which accommodates the air source heat pump and space for storage.

This is an ideal drying area and further benefits from an outdoor tap.



Services

Belhaven is connected to mains water, electricity and drainage. Heating and Hot water is by a recently installed Mitsubishi Ecodan air source heat pump supplying radiators throughout and supplemented by the multi-fuel stove in the lounge.

Floor Plan

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

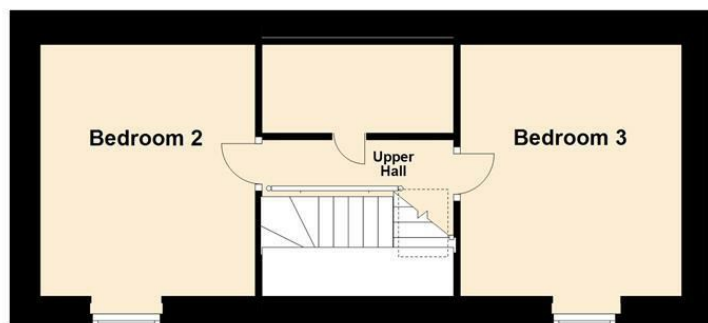




Ground Floor
Approx. 60.0 sq. metres (646.0 sq. feet)



Upper Floor
Approx. 36.3 sq. metres (390.7 sq. feet)



Total area: approx. 96.3 sq. metres (1036.7 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 | | | 75 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 24 | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| Scotland | | EU Directive 2002/91/EC | |

DIRECTIONS

From Brodick pier turn left and proceed to Lamlash, travelling to the centre of the village. Belhaven Cottage is located in the lane between the Co-op and the church, and is the second property on the right-hand side.

CONTACT

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