



11, Murray Crescent,  
Lamlash,  
Isle of Arran,  
KA27 8NS



**Arran**  
ESTATE AGENTS



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## 2 Bed Bungalow - Detached located in Lamlash



Welcome to 11 Murray Crescent, Lamlash - a charming detached bungalow that exudes character and warmth, located within this popular estate on the outskirts of Lamlash and close to the village amenities.

This delightful property boasts a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. With two cosy double bedrooms and built in wardrobes there's plenty of space for a small family or guests to stay over.

The property features a well designed kitchen. Built in the 1980s, this bungalow has a timeless appeal that blends modern amenities with classic charm. The 658 sq ft of living space provides a cosy and inviting atmosphere for you to call home.

One of the standout features of this property is the driveway and parking space available for at least two vehicles, ensuring that you and your guests always have a convenient place to park. Whether you're a first-time buyer, a small family, or someone looking to downsize, this bungalow offers a wonderful opportunity to create a home filled with memories.

11 Murray Crescent is a pretty home in a quiet part of the Murray Estate. The house is within a few minutes walk of a bus stop, the shops and local schools and Lamlash is also the home for the Island's police, fire service, coastguard and cottage hospital. Leisure facilities within Lamlash include outside bowling green, tennis courts, 18 hole golf course and of course excellent boating facilities in Lamlash Bay. The property lies approximately 4 miles from Brodick Pier and the main shopping centre of the island.

Don't miss out on the chance to own this lovely property in a desirable location. Contact us today to arrange a viewing and take the first step towards making Murray Crescent your new address.

### Entrance Hallway

12'5" x 4'9" overall

Steps from the front garden lead up to the main entrance with a glazed

door which opens into a spacious hallway. With a large airing cupboard and plenty of space for cloaks, this hallway gives access to all of the accommodation within.

### Lounge

15'8" x 11'5"

To the front of the bungalow is a large lounge with space to accommodate a dining table. It features a decoratively tiled fireplace inset with electric fire, which could easily be removed and the open fire re-instated subject to relevant checks.

### Kitchen

9'0" x 9'10"

The good sized kitchen is to the rear of the bungalow, with a window overlooking the rear gardens and door out to the gardens. There are ample light oak effect wall and base units with a complementary marble effect worktop inset with an electric hob. The oven/ grill and fridge/ freezer are all integrated and there is space and plumbing for a washing machine.

### Bedroom 1

11'5" x 10'4"

Spacious double bedroom to the front with window over looking the gardens and a large built in wardrobe.

### Bedroom 2

8'11" x 10'4"

Good sized double bedroom to the rear with window over looking the gardens and a large built in wardrobe.

### Shower room

8'10" x 6'2"

Good sized shower room which has recently been converted to a wet room and partially wall-boarded with a frosted glazed window over looking the rear gardens.

### Garden

The garden is low maintenance and mostly flat, bounded by fencing and hedging. To the front there are terraced lawn area with flower beds



and steps leading to the front door. To the side there is a tarmac driveway with off road parking for several cars and space for a garage/ shed if required. To the rear the garden is mostly laid to lawn with decorative flower and shrub borders. It is the perfect peaceful spot for enjoying the afternoon evening sun.

### Services

The property is connected to mains electricity, water and drainage. Heating is by electric storage and convector heaters, supplemented by an electric fire in the 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](http://www.calmac.co.uk)

# Ground Floor

Approx. 61.1 sq. metres (658.1 sq. feet)



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

## DIRECTIONS

From Brodick Pier turn left and proceed to Lamlash. Travel through the village passing the High School on the right hand side and proceed for a further 300 metres where Murray Estate is on the left hand side. On entering the estate, take the second left where number 11 is the third property on the left hand side.

## CONTACT

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	