



17, Kilbride Road,  
Lamlash,  
Isle Of Arran,  
KA27 8LJ



**Arran**  
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990



2 Bed  
Bungalow - Detached  
located in Lamlash



Welcome to 17 Kilbride Road, Lamlash, Isle Of Arran - a charming elevated location over looking Lamlash Bay, Holy Isle and beyond, that could be your next home! This delightful house boasts a spacious amount of living space, perfect for comfortable living.

As you step inside the front entrance porch you are greeted by a spacious hallway leading through to the versatile living room with space for dining as well as relaxing, taking in the wonderful views to the front and patio doors leading out to the rear south facing garden. With two lovely double bedrooms, and excellent built in storage throughout, there's plenty of space for a growing family or for hosting visitors.

One of the highlights of this property is the terraced, private and elevated low maintenance south facing gardens with off road parking for several vehicles and a large spacious garage.

Located on the picturesque Isle Of Arran, this property offers a peaceful retreat from the hustle and bustle of city life. Imagine waking up to the serene surroundings and enjoying the wonderful views across Lamlash as well as the beauty of Arran right at your doorstep.

Don't miss out on this wonderful opportunity to own a piece of paradise in Kilbride Road. Book a viewing today and let this property captivate you with its charm and warmth.

#### Entrance Porch

7'2" x 4'1"

The front entrance porch overlooks the front gardens and Lamlash Bay has plenty of space for hanging outdoor gear and storing coats.

#### Hallway

5'1" x 16'11"

The central hallway accesses all the accommodation within. There is a spacious cupboard with sliding doors and a linen cupboard housing the hot water cylinder.

#### Lounge/ dining room

19'5" x 23'5"

The spacious lounge / dining room has a picture window to the front overlooking the Holy Isle, Lamlash Bay and beyond. An open fire within the lounge area is the perfect spot for the winter evenings.

To the rear of the lounge there are patio doors leading out to the terraced garden and there is another door through to the kitchen.

#### Kitchen

11'10" x 11'6"

The large kitchen is to the rear of the bungalow and can be accessed from

doors from the hallway as well as the lounge. A window over looks the gardens to the rear and there is a door out to the grounds. It is fitted with plenty of wall and base units with an integral electric oven and hob, space and plumbing for a washing machine and space for a fridge freezer.

#### Bedroom 1

10'4" x 11'4"

The main bedroom to the front enjoys a lovely picture window again out over Lamlash Bay and a built in wardrobe with sliding doors.

#### Bedroom 2

11'5" x 10'4"

Double bedroom to the rear of the bungalow with window overlooking the gardens and a built in wardrobe with sliding doors.

#### Bathroom

6'1" x 7'7"

The family bathroom is to the rear of the central hallway and has a window out to the gardens. It is fully tiled and fitted with a light coloured suite, with a bath and separate shower cubicle.

#### Garage

21'1" x 12'2"

The appended garage, with power and light, is spacious and offers additional storage space, as well as accommodating a car!

To the front there is an 'up and over' garage door and to the rear a single door provides separate access.

#### Attic

The extensive attic space is partially floored offering additional storage and can be accessed by an installed loft ladder from within the hallway,

#### Garden

Enjoying the corner plot, 17 Kilbride Road enjoys substantial south facing grounds. The sloping gardens have been terraced to create zone with patio seating areas, lawns and flower beds.

To the front, the paved driveway leads to the garage and front door and also offers off-road parking for several cars. The front gardens are laid to gravel and lawn, planted with mature shrubs.

To the rear, a raised terrace has been created around mature planted flower beds providing privacy and screening - there are two timber decks and a patio area, taking in the wonderful views across the village of Lamlash, Holy Isle towards Kings Cross point and beyond. This wonderful position is ideal for enjoying outdoor living and entertaining with either your morning coffee or to watch the sun go down in the evening.



### Council Tax

The Council Tax charges are set out by North Ayrshire Council, and the property is banded 'E' paying £2575.73 in 2024/25 including water and waste.

### Services

17 Kilbride Road is connected to mains electricity, water and drainage. Hot water and central heating is by electric with storage heaters and panel heaters located throughout, supplemented by the open fire within the lounge.

### Other Information

17 Kilbride Road is located in the popular village of Lamlash which boasts many amenities including pubs, tearooms, various hotels and shops, hair salon and a Co-op with an internal post office all within a gentle walk. It is also home to the island's cottage hospital, dental surgery, medical centre, police, coastguard and lifeboat stations. Lamlash has its own Early Years nursery and primary school and the island's high school and UHI Argyll hub. As well as the 18-hole golf course there is a bowling green, tennis courts and boating facilities in the bay – it is easy to see why this is such a great place to live!

### 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.

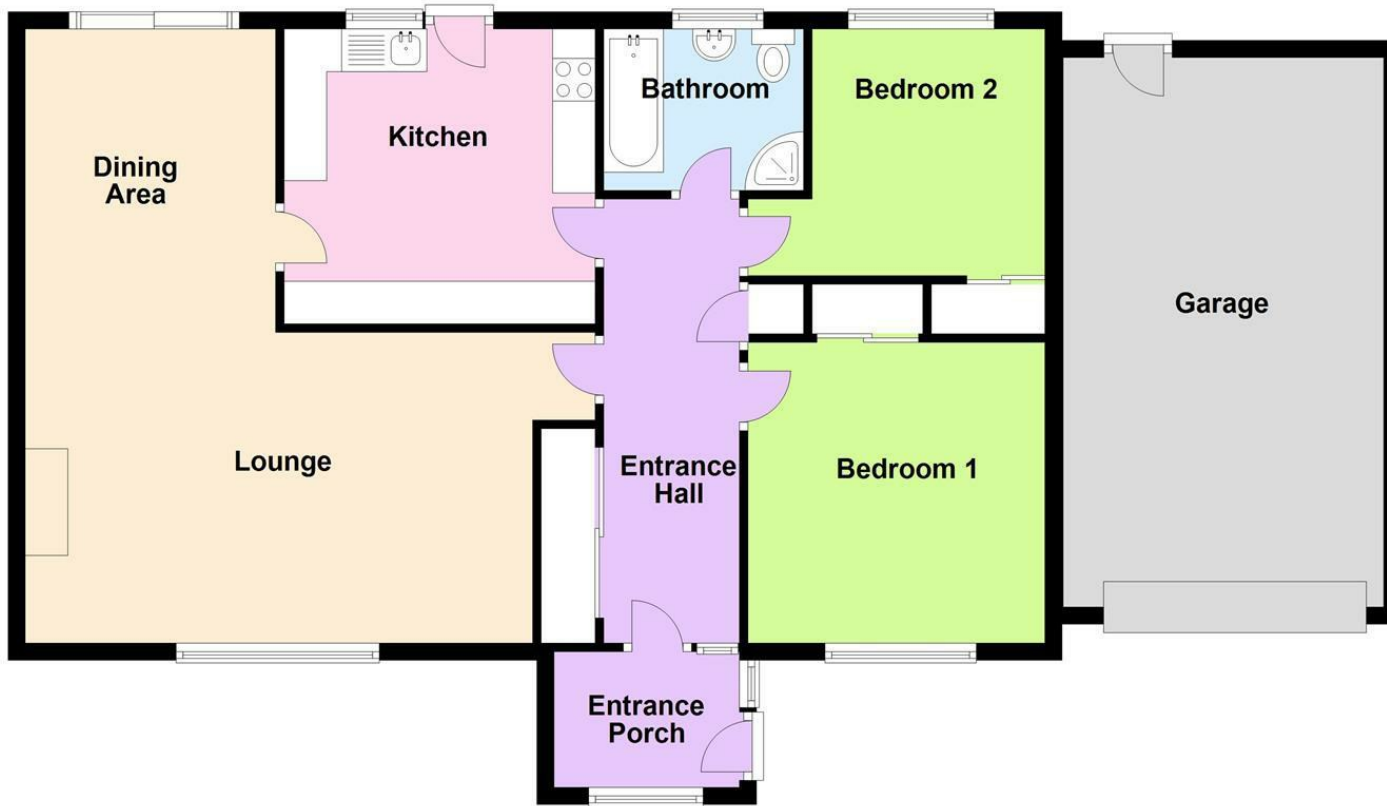
### Cal Mac travel details

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



Total area: approx. 115.5 sq. metres (1242.8 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</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	

### DIRECTIONS

From Brodick Pier turn left, proceed to Lamlash. At the seafront, turn left along the Clachlands 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 Margnaheglish Road, proceed to the top of the hill. Turn right into to Kilbride Road after 200 meters, no 17 is the last house on the left handside before turning up the hill.

### CONTACT

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