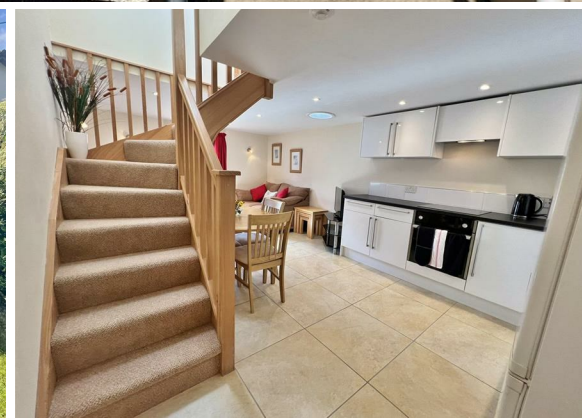




25A, Hamilton Terrace,
Lamlash,
Isle Of Arran,
KA27 8LR



Arran
ESTATE AGENTS



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



Welcome to this charming cottage situated to the rear of the famous Hamilton Terrace. 25A is one the attractive and unique detached 'back houses' and being centrally located within in the picturesque village of Lamlash. It is well placed for local shops, pubs, restaurants, schools and is just a short walk from the beach and other amenities of this popular and vibrant village.

Built around 2014, this cottage offers modern amenities while retaining a traditional charm and historic reference to the other "rear houses" within the terrace which are all 'B' listed, and date back to the late 19th early 20th Century. With its high quality finish and specification, it truly is in walk-in condition and is ideal for those seeking a peaceful retreat away from the hustle and bustle of city life. Whether you are looking for a permanent residence or a holiday home, this property offers a perfect blend of comfort and tranquillity.

With all the relevant consents and a Short Term Let licensing in place, 25A Hamilton Terrace could be sold as a turnkey property, including some of the contents.

Don't miss the opportunity to make this cottage your own and experience the beauty of Isle of Arran living at its finest. Contact us today to arrange a viewing and step into your dream home on Hamilton Terrace.

Entrance hallway

8'4" x 3'6"

A few steps lead from the road along the shared pathway to the the main entrance door to the side, which opens into a wide hallway accessing all the accommodation within.

Open plan lounge / kitchen / dining

11'6" x 19'7"

A partially glazed door opens into the spacious open plan living space to the front of the cottage, with dual aspect windows and a solar tube, it is flooded with natural light.

The kitchen area is to the rear of this open plan space and is fitted with white gloss wall and base units with complementary black work surfaces. There is an integrated electric oven / grill, electric hob and washing machine, as well as plenty of space for a freestanding fridge / freezer and a large dining table.

The outstanding feature of this room is the beautifully finished timber

staircase, with a handy under stair cupboard, leading up to the upper floor.

Bathroom

7'10" x 6'1"

The family bathroom is off the hallway on the ground floor and is fitted with a four piece white suite with a bath and separate shower cubicle as well as a vanity unit and cupboards.

A solar tube within the bathroom provides natural light.

Bedroom 1

11'6" x 8'3"

The main ground floor double bedroom is to the rear of the cottage with a large window over looking the gardens. The are built-in cupboards housing the hot water tank and underfloor heating controls as well as plenty of space for further freestanding wardrobes.

Upper hallway

To the top of the stairs with a handy under eaves cupboard and a large roof window over looking the stairs.

Bedroom 2

7'11" x 9'6"

Single bedroom to the front of the cottage with a gable end window overlooking Hamilton Terrace

Bedroom 3

8'2" x 9'6"

Single bedroom to the rear of the cottage with a gable end window over looking the rear gardens.

Garden

The garden is accessed via the shared pathway between 25a and 24a and to the rear of the cottage.

It is securely bounded by fencing, slightly elevated and sloping enjoying the southerly aspect with a large lawn area and drying green. Near to the cottage is a raised composite patio deck area the perfect place to enjoy a morning coffee and entertain from in the evening sun. Steps beside the patio area lead down to a lower deck area where there is a large outdoor storage cupboard and plenty of space for storing bikes and water sports equipment.



Services

25A Hamilton Terrace is connected to mains electricity, water and drainage. Hot water and heating is by electric supplying underfloor heating throughout.

A little more information

25A Hamilton Terrace is located in the popular village of Lamlash which boasts many amenities including pubs, tearooms, various shops, hairdressers and Co-op with an internal post office, all within a gentle walk. It is also home to 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 water sports facilities in the bay.

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



DIRECTIONS

From Brodick Pier turn left and proceed to Lamlash. Drive to the centre of the village, Hamilton Terrace is located on the right hand side immediately before the car park at the Ship House and 25A Hamilton Terrace is located towards the westerly end at the rear. Vehicular access to the property is along the westerly gable of the front houses and round the rear to the parking area in front of the house. Pedestrian access is also possible along the easterly gable of the front terrace.

CONTACT

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