



Fairhaven,
Lamlash,
Isle of Arran,
KA27 8JU



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

**3 Bed
Bungalow
located in Lamlash**

Located within the highly desirable village of Lamlash, Isle of Arran, enjoying views across to Holy Isle and Lamlash Bay, this fabulous, detached bungalow and home is beautifully presented with neutral calming décor throughout. Fairhaven is a modernised 1930's three bedroom bungalow, retaining some elegant original features, enjoying an elevated and peaceful location; all within a short distance of the shore and the village's many amenities. This spacious home has been thoughtfully and lovingly maintained, benefiting from a recently installed electric central heating system.

The versatile layout makes this a wonderful family home whilst also providing scope for further development to increase the living accommodation by developing the spacious fully floored attic.

Accommodation comprises central hallway, lounge, breakfasting kitchen and conservatory, three bedrooms including a main ensuite bathroom and a separate shower room.

This a superb versatile family bungalow, takes in the views across to Holy Isle and the village of Lamlash. A property like this rarely comes to the market and viewing is recommended.

Kitchen

16'7" x 13'0"

The paved driveway leads to the rear of Fairhaven, where the fully glazed door opens into the spacious breakfast kitchen. The kitchen is fitted with an abundance of wall and base units, an excellent pantry cupboard, a movable island unit and has generous space for a dining table. The dual aspect windows and double pocket doors through to the conservatory, make this a sunny and bright room. There is plumbing and space for both a dishwasher and washing machine and space for an electric cooker.

Conservatory

12'11" x 7'8"

The conservatory overlooks the front gardens towards Holy Isle and enjoys French doors out to the garden and provides the perfect spot to enjoy the garden's visiting wildlife.

Hall

5'0" x 17'10" overall

Off the kitchen, the hallway leads to the front of the bungalow and a glazed main front door out to a veranda seating area enjoying the views. There is plenty of space within the hallway for hanging cloaks as well as ladder access up to the extensive floored attic space.

Lounge

17'3" x 14'5"

The lounge is to the front, benefitting from a bay window providing a

considerable space to sit and take in the views across to the Holy Isle. The bright lounge also has French doors which lead out onto the south/west facing patio, as well the focal point of an electric fire and surround for those the cosy nights in.

Bedroom 1

17'3" x 15'3"

The main bedroom is to the front again with a bay window creating an additional seating space and has a plethora of fitted wardrobes. To the rear of the bedroom a door opens into a Jack and Jill ensuite bathroom

Ensuite bathroom

11'6" x 6'4"

A spacious fully tiled Jack and Jill ensuite bathroom to the rear of the main bedroom, fitted with a white suite with shower over the bath and door opening into the hallway and window over looking the side gardens.

Bedroom 2

7'11" x 6'2"

A good size single bedroom off the central hallway with a window to the rear of the bungalow and plenty of space for freestanding wardrobe. This could be a cosy home office or study.

Bedroom 3

11'6" x 10'5"

At the end of the hallway this spacious double/ twin room over looks the side of the bungalow and enjoys the afternoon/ evening sun.

Shower Room

6'2" x 6'0"

A well proportioned shower room with a corner shower and white suite, neutral decorated with floor tiles and wall boarded. The shower room has a frosted window to the rear.

Attic

The fully floored and boarded attic with roof windows offers space and scope for further development.

Garden

The well-tended garden is flat and mostly laid to lawn and the grounds are securely bordered by mature hedging. The paved driveway provides plenty of space for parking and turning for several cars, as well as access to the spacious garage. French doors from the lounge, access the south facing patio seating area enjoying the views across Lamlash and Holy Isle and the perfect space for alfresco dining any day of the year. Two timber sheds to the rear and side offers additional storage to the garage. The detached spacious garage has power and light and is fitted with an electric up and over door as well as side door for access.





Services

Fairhaven is connected to mains water, drainage and electricity. Hot water and heating are via electric with storage heaters. Please note, services and appliances have not been tested.

Council tax

Fairhaven is banded 'E' paying ££2575.73 including water and waste water.

A little more information

Fairhaven is in a quiet location within a desirable popular residential area of Lamlash; the village amenities and shore are just a short distance away, with easy access to a bus stop nearby. Lamlash has a small Co-op with an instore post office, various places to dine out, gift shops, ladies' boutique, hairdressers, newsagents and hardware shop. The Lamlash golf course with 18-holes is also nearby, as is the bowling green, tennis court, excellent boating and sheltered bay for water activities. Lamlash is home to the island's cottage hospital, medical centre, police station, fire and coastguard stations. Arran High school is just a short distance away along with the primary school and early years classes and a hub for the UHI Argyll.

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



Total area: approx. 131.8 sq. metres (1419.1 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E		26	
(21-38) F			
(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. Pass the Lamlash golf course and club house on the left, proceed for a further 150 metres passing the first turning on the left continue for approximately another 100m where the driveway entrance to Fairhaven is on the left immediately after the bus stop.

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