

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



**Arran**  
ESTATE AGENTS   
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## 2 Bed Bungalow - Detached located in Lamlash



Welcome to Murray Crescent in Lamlash - a detached bungalow nestled in the heart of Lamlash village. This excellent property boasts a spacious reception room, two cosy bedrooms and bathroom, all conveniently situated on one level for ease of access.

Built in the late 1980s, this bungalow offers a comfortable living space spanning 652 sq ft, perfect for those seeking a cosy yet ample home. The property enjoys a prime large site with a big flat garden, ideal for outdoor activities or perhaps, with the relevant consents, extending the bungalow to create more living space.

The potential of this two bedroom home is truly remarkable, offering the opportunity to create a personalised and inviting living space in a fantastic and desirable location

Whether you are looking to downsize, extend or simply to enjoy to a peaceful retreat in a picturesque village setting, Murray Crescent presents an excellent opportunity to embrace a relaxed Arran lifestyle.

With a very recent addition of a new roof, the interior of 25 Murray Crescent is now ripe for development!

### Entrance hallway

6'6" x 12'0" overall

Steps lead to the sheltered entrance with double glazed front door which opens into the central hallway.

The hallway gives access to all apartments and has a useful cupboard for storing outdoor gear and access via a hatch to the the insulated loft space.

### Lounge

11'1" x 20'10"

Spacious room with space for dining area to the rear. There is an electric focal point fire and dual aspect windows to the front and rear, with a large picture window to the front flooding the room with natural light.

### Kitchen

11'3" x 8'5"

The good sized kitchen is to the rear of the bungalow and fitted with

light coloured base and wall units with a complementary worktop incorporating a stainless steel single drainer sink. The walls are partially tiled and it has vinyl flooring and space for a freestanding cooker. Window to the rear and doorway through to the utility area / rear entrance porch.

### Rear utility porch

4'9" x 4'10"

With door out to the rear garden and space and plumbing for a washing machine, tumble dryer and freestanding fridge freezer.

### Bathroom

11'3" x 8'5"

The bathroom has fully tiled walls and floor and is fitted with a white suite comprising washbasin, W.C. and bath with glazed shower screen and electric shower over. There is a wall mounted, chrome plated electric towel rail and window to the front.

### Bedroom 1

8'9" x 10'2"

Located to the front of the property, this double bedroom has a built-in wardrobe, a smaller built-in cupboard and window to the front.

### Bedroom 2

12'4" x 8'5"

The larger of the two bedrooms has a window to the rear and a built-in double door wardrobe.

### Garden

25 Murray Crescent enjoys a substantial corner plot within the quiet residential estate with a southerly aspect.

The garden is relatively flat and bounded by timber fencing and hedging. It has a brick built barbeque, a combination of lawned areas and gravel beds and there is ample space for off-road parking on the driveway leading to the garage. The garage further benefits from the installation of an electrical supply.

### Services

25 Murray Crescent is connected to mains electricity, water and drainage. Hot water and heating is by electric with panel and storage heaters located throughout.





### Council tax

Banded 'D' paying £1998.51 including water and waste water in 2023/24.

### A little more information

25 Murray Crescent is a cosy home in a quiet part of the Murray Estate. The house is within a few minutes flat 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. 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. 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. The property lies approximately 4 miles from Brodick Pier and the main shopping centre of the island.

### 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)

## 25 Murray Crescent



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		36	
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

### DIRECTIONS

From Brodick Pier turn left and proceed to Lamlash. Travel through the village passing the High School on the right hand side and the fire station on the left. Turn left into Murray Estate, then sharp left again and follow the road round where 25 Murray Crescent is situated on the right hand side near the far end of the estate.

### CONTACT

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