



Denispring,
Bungalow Road,
Lamlash,
KA27 8LD



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

4 Bed Villa located in Lamlash



*****PRICE CHANGE - 10% UNDER THE HOME REPORT*****

Denispring is a stunning modern villa which offers a perfect blend of modern living and breathtaking seaviews, with an elevated location on the popular Bungalow Road in the village of Lamlash, just a short distance from the shore and all the amenities within the village.

Built in 2008, the property has been well maintained and is beautifully presented, showcasing a versatile layout that caters to a variety of lifestyles.

With four spacious double bedrooms and three well-appointed bathrooms, this home provides ample space for families or those who enjoy hosting guests or space to work from home. The inviting open plan kitchen dining room and cosy lounge taking in the wonderful views to Holy Isle are both ideal for relaxation or entertaining.

One of the standout features of this villa is the panoramic sea views that can be enjoyed from various vantage points throughout the property. Imagine waking up to the gentle sound of waves and the sight of the shimmering sea, creating a serene atmosphere that is hard to resist.

The low maintenance garden complements the property perfectly, allowing you to spend more time enjoying the stunning surroundings rather than tending to upkeep. Additionally, the villa boasts parking for up several vehicles and an integral garage, ensuring convenience for both residents and visitors.

This exceptional property in Lamlash is not just a home; it is a lifestyle choice that offers comfort, elegance, and a connection to nature. Give us a call here in our local office and let us arrange a viewing appointment for you today!

Entrance vestibule

2'8" x 8'10"

Double storm doors open into the central hallway with a tiled floor and a handy cupboard for storing wet weather gear.

Entrance hallway

3'1" x 12'7" overall

The bright hallway access all the accommodation and has a large cloaks cupboard.

Lounge

12'7" x 16'0" overall

The lounge is to the rear of the villa with the focal points of both an oak fireplace inset with a gas fire for cosy nights in and a bay window with a French door out to the elevated deck and gardens which take in the wonderful panoramic views across Lamlash Bay and Holy Isle.

Open Plan Kitchen / Dining / Living

19'1" x 16'0" overall

The spacious room is to the rear of the property and is full of natural light from multiple windows and a glazed French door out to the raised deck.

There is ample room for both a large dining table and a comfy seating area.

The kitchen is fitted with plenty of cupboards, an integrated fridge freezer, dishwasher, electric double oven, microwave and gas hob.

A door to the rear of the kitchen leads into the separate utility room.

Utility room

9'3" x 7'5"

The spacious utility room to the front of the villa has a door through to the integral garage.

It is fitted with wall and base units and has a sink and plumbing for a washing machine and space for a tumble dryer.

Shower Room

3'8" x 8'0"

Off the hallway this handy ground floor shower room, is fully tiled with a window to the front and fitted with a white suite.

Bedroom / Dining / Office

12'7" x 10'3"

To the front of the property and picture window over looking the front gardens, currently used as a ground floor bedroom, equally could be a dining room or home office / study.

Upper Hall / Sitting / Office Area

14'5" x 13'1" overall

The upper hallway access all the accommodation on the first floor and enjoys a roof window with a view out across Lamlash Bay towards Holy Isle, there is plenty of room for a small seating area or second home office.

Main Bedroom

22'3" x 12'6" overall

The main bedroom at the top of the stairs has a dormer picture window to the rear of the villa taking in the stunning panoramic views again across Lamlash Bay and benefits from built in wardrobes

Ensuite Shower Room

5'8" x 8'4"

Off the main bedroom to the front of the villa, it has a roof window for natural light and is fully tiled with a white suite.

Bedroom 2

16'6" x 13'6" overall

This spacious double bedroom enjoys a built in wardrobe and a dormer window to the rear of Denisprings, which fills the room with natural light and takes in the views across to Holy Isle..



Bathroom

8'2" x 8'4"

The family bathroom has a roof window to the front and is fully tiled fitted with a white three piece suite and bath.

Bedroom 3

12'4" x 14'2" overall

Double bedroom to the front, with a picture dormer window and built in wardrobe.

Garage

11'1" x 19'5"

The appended garage / workshop has an up and over door to the front, and access into the utility room to the side and a door out to the rear gardens and fitted with power points and lights. This is a fantastic spacious bonus to Denispring offering a flexible / multi use space.

Garden

Denispring enjoys substantial grounds. The front gardens are laid to lawn and open with a paviour drive way and plenty of space for turning and parking several cars. To the rear the enclosed rear garden is mostly fenced and laid to lawn and relatively flat, with a raised timber deck to enjoy the peaceful location taking in the panoramic views from Clauchlands point to Holy Isle to Kings Cross point and beyond over Lamlash Bay. There is a large timber shed and a greenhouse for the green fingered.

Services

Denispring is connected to mains electricity, water and drainage. Central heating and hot water is by the oil fired boiler located within the garage, supplying radiators throughout. This is supplemented by the gas fire in the lounge.

Council tax

Denispring is rated 'E' for council tax with North Ayrshire Council paying £2575.73 including water and waste water.





Denispring Bungalow Road, Lamlash, KA27 8LD

A little more information

Denispring is in a quiet location within the popular residential area of Bungalow Road, the village amenities and beach are just a short distance away and there is easy walking 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. Lamlash also has its own 18 hole golf course, bowling green, tennis court, excellent boating, and water facilities. Lamlash is home to the island's cottage hospital, medical Centre, police station, fire and coastguard stations. Arran High school with UHI hub is located nearby along with the Lamlash primary and early years classes.

The Isle of Arran is a place where you can find a little bit of everything you could ever want from a Scottish island; an ever-changing coastline, dramatic mountain peaks, sheltered beaches, verdant forests, great cultural festivals and a wealth of tasty local produce.

Floor Plan

Floor plan is not to scale and is to be used for guidance only. Room sizes are approximate.

What3words///

Every 3 metre square of the world has been given a unique combination of three words.

Used for navigation, here are the words for this property:

What3words///confetti.images.jumbo

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



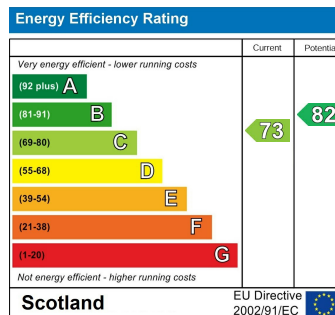


Deni Spring



Upper Floor

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



DIRECTIONS

From Brodick Pier turn left and proceed to Lamlash. Before the bottom of the hill into the village, turn left along Bungalow Road. Denispring is the third property on right handside.
What3words:///confetti.images.jumbo

CONTACT

Invercloy House Brodick
Isle of Arran
North Ayrshire
KA27 8AJ

E: sales@arranestateagents.co.uk
T: 01770 302310
www.arranestateagents.co.uk

Arran
ESTATE AGENTS

ISLAND OWNED & RUN SINCE 1990