



Millbrae,
The Avenues,
Lamlash,
KA27 8JU



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

4 Bed Bungalow located in Lamlash



Nestled in the exclusive development of The Avenues in the vibrant village of Lamlash, Millbrae is an extensive bungalow offering a unique opportunity for those seeking a tranquil lifestyle with stunning views. With four bedrooms and two well-appointed bathrooms, this property is perfect for families or those looking for ample space to entertain guests or work from home.

The bungalow features three inviting reception rooms, providing a flexible layout that can be tailored to suit your needs. Whether you envision a cosy family gathering, a sophisticated entertaining space or a home office, the layout can accommodate your lifestyle. The large windows throughout the property allow natural light to flood in, enhancing the warm and welcoming atmosphere.

One of the standout features of this property is the elevated location and breathtaking views across Lamlash Bay towards Holy Isle and beyond. Imagine enjoying your morning coffee or evening glass of wine while taking in the picturesque scenery that surrounds you. The outdoor space is equally impressive, with parking available for up several vehicles, ensuring convenience for you and your guests.

Additionally, the bungalow presents scope for further development, allowing you to personalise and style the property to your liking. This is a rare opportunity to own a home in such a desirable location, combining comfort, flexibility, and stunning natural beauty.

In summary, Millbrae is a remarkable find, offering a perfect blend of spacious living, beautiful views, and potential for development. Do not miss the chance to make this exceptional property your own.

Entrance hallway

5'10" x 21'4" overall

The spacious entrance hallway fitted with timber flooring flows through the bungalow accessing all the accommodation within.

Cloakroom with w.c.

3'7" x 7'6"

Off the hallway beside the front entrance a handy space for hanging coats.

Dining kitchen

13'8" x 22'4"

A glazed door from the hallway opens into this wonderfully proportioned dining kitchen with a picture window and patio doors out to the elevated timber deck taking in the south easterly view across Lamlash Bay to Holy Isle.

The bespoke shaker style kitchen has been thoughtfully designed with an island unit and an abundance of timber finished worktop space for any chef. There is plenty of wall and base cupboards, integral gas hob,

dishwasher, fridge freezer, double oven and grill and a pantry cupboard. This lovely room is bright and airy and has a tiled floor leading through to the utility room.

Utility room

8'2" x 14'9" overall

A second glazed door opens from the kitchen into the utility room, where the shaker style kitchen units continue through, with space for both a tumble dryer and washing machine. This handy utility room opens through to the conservatory or into the integral double garage. It also accommodates two large storage cupboards.

Conservatory

12'2" x 10'11"

A wonderful addition to Millbrae and second reception room with a southerly aspect and panoramic views of Lamlash Bay, double doors open out to the elevated timber deck.

Lounge

15'6" x 23'7"

Double glazed doors open from the hallway into the spacious lounge, which features both a panoramic bay window with window seat taking in the wonderful views across the gardens and Lamlash Bay to Holy Isle. This more formal lounge features a multifuel stove and fire place for enjoying cosy nights in beside the fire.

Sitting room / Bedroom 4

9'6" x 13'6"

To the front of the bungalow, this versatile room is currently used as an additional sitting room, but equally could be a dining space, home office or playroom and offer additional sleeping accommodation if needed.

Family bathroom

6'5" x 10'4"

The good size family bathroom is fully tiled and fitted with a white four piece suite with a separate bath and corner shower cubicle.

Bedroom 1 (main)

13'6" x 13'1"

A large double bedroom to the side of the bungalow is filled with natural light from a window to the side overlooking the gardens and fitted with built in wardrobes.

Dressing room (Bedroom 1 main)

7'8" x 4'9"

An archway off the main bedroom, leads through to the dressing area, with a window to the front of the bungalow, fitted wardrobes and a door through to the ensuite.



Ensuite (Bedroom 1)

5'6" x 6'6"

A generous ensuite shower room fitted with a white suite, corner shower and corner toilet. It is tiled with neutral cream wall tiles and enjoys a frosted window to the gardens.

Bedroom 2 overall

13'5" x 10'6"

Large double bedroom to the front the bungalow with built in wardrobes.

Bedroom 3

11'3" x 8'6"

A good size double bedroom to the side of the bungalow.

Study / Single bedroom 5

7'6" x 8'10"

A cosy study with a southerly aspect overlooking the gardens to the side of the bungalow.

Integral garage

18'4" x 16'2"

A double garage with an up and over door to the front and integral door opening into the utility room. The garage is fitted with light and power sockets. This large garage equally has plenty of space for storage or conversion to a workshop or studio as a well as space to park a car.

Garden

Millbrae's garden is relatively flat and enjoys an elevated south facing aspect taking in the wonderful views across Lamlash Bay. Bounded by mature hedging and shrubs, the bunglaow enjoys substantial grounds with a greenhouse, off road parking and a driveway. There is plenty of space for vegetable and flower beds or for children to play. A timber raised deck from the conservatory gives the perfect relaxation spot to enjoy both your morning coffee with the sunrises and the evening sunsets.

Services

Millbrae is connected to mains electricity, water and drainage. Central heating is by the oil fired boiler supplying radiators throughout. This is supplemented by the log burning stove in the lounge.

Council Tax

Milbrae is banded 'F' paying £3392.10 including water and wastewater in 2025/26.





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A little more information

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.

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

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.

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///friday.possibly.drummers





Total area: approx. 210.5 sq. metres (2265.5 sq. feet)

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		
(81-91) B		
(69-80) C		
(55-68) D	56	75
(39-54) E		
(21-38) F		
(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. Pass the Golf Club on the left-hand side and The Avenues is approximately 200 metres further on, on the right-hand side. Millbrae is the second house on the left.
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