



Porthole, Cordon,
Lamlash,
Isle Of Arran,
KA27 8NQ



Arran
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2 Bed Cottage located in Lamlash



Nestled in the charming hamlet of Cordon, Lamlash on the picturesque Isle of Arran, this delightful cottage presents a unique opportunity for those seeking a cosy retreat. With a flexible layout and multi purpose rooms, this property offers ample space for relaxation and entertaining. The two well-proportioned attic bedrooms on the first floor provide a comfortable haven for rest and the additional snug on the ground floor could also be a double bedroom.

This quirky cottage is not only a perfect bolt hole for weekend getaways but also boasts significant development potential for letting or as a cosy home, allowing for personalisation and enhancement to suit your lifestyle. The neat flat gardens to the front offer a lovely outdoor space, ideal for enjoying the fresh island air or cultivating your own cottage garden.

Situated close to the shore and all the village amenities, residents will appreciate the convenience of local shops, cafes, and services just a short flat distance away. This location combines the tranquillity of island living with easy access to everyday necessities, making it an ideal choice for both permanent residence and holiday retreats.

In summary, this charming cottage in Cordon is a rare find, offering a blend of comfort, potential, and a prime location. Whether you are looking for a new home or a weekend escape, this property is sure to capture your heart.

Front entrance porch

5'11" x 3'7"

A handy entrance porch with space for storing out door gear and shoes, which opens into the central hallway

Hallway

The hallway access all the accommodation and stairs lead up to the upper hallway and bedrooms. Where there is handy under eaves storage.

Living room

10'2" x 19'1"

Spacious living dining room with a handy under stair cupboard of storage.

The dual aspect windows make it a bright and airy room and there is space for a comfy sofa as a well as dining table.

Kitchen

5'2" x 10'1"

Steps down from the living room open into the compact kitchen, with a wall and base units an electric cooker and freestanding fridge freezer

Rear Utility porch

3'4" x 4'11"

Just of the kitchen the rear utility porch has space and plumbing for a washing machine with a stacking tumble dryer above. A glazed door off the porch opens into a shared access courtyard to the rear.

Bathroom

8'0" x 6'2"

A small hallway opens from the living area and into the bathroom. It is fitted with a white suite with a bath with a shower over.

Snug / bedroom 1

7'7" x 12'2"

A cosy snug/ double bedroom on the ground floor with a window looking over the front gardens

Bedroom 2

7'10" x 12'10"

An attic double bedroom with camcile ceilings, which retains it timber panelling throughout and cottage timber door and a roof window looking out over the front gardens across towards Lamlash.

Bedroom 3

7'3" x 12'8"

An second double attic bedroom with camcile ceiling, retaining it timber panelling throughout and cottage timber door and a roof window looking out over the front gardens across towards Lamlash.

Attic

Accessed via the hatch in the kitchen, there is a good size attic storage space which is floored, with window looking out across the front of the cottage.

Garden

The garden to the cottage is to the front with neat lawns, patio area and concrete paths. To the side there is a handy covered area for storing bikes.

There is right of access to the rear by way of a garden gate at Roseville to the back of Porthole Cottage for maintenance purposes only.

Services

Porthole Cottage is connected to mains electricity and water and drainage is to a shared septic tank. Central heating is by electric storage heaters and convectors in the bedrooms.

Council Tax

The cottage is banded 'B' by North Ayrshire Council, paying £1,424.64 including water in 2025/26.



A little more information

Porthole Cottage is close to the bottom of the old drover's trail "Cuddy Dook", and the shore in Cordon, with the village amenities of Lamlash just a short distance away either by car or foot. 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. It is also home to the island's cottage hospital, medical centre, police station, fire and coastguard station and Arran High school along with the primary and Early Years classes.

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///What3words///botanists.atom.backers

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.

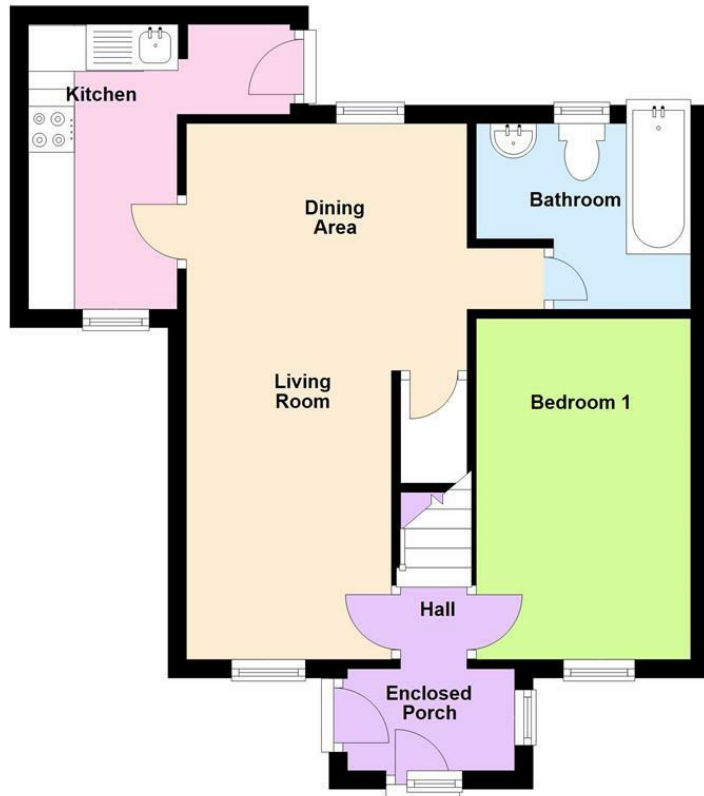
Cal Mac travel details

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.

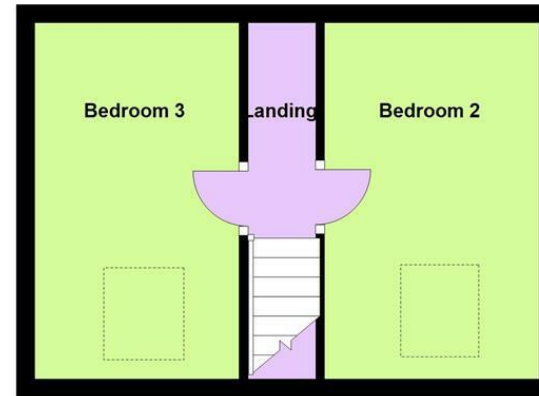
Caledonian MacBrayne Tel: 01770 460 361 www.calmac.co.uk



Porthole Cottage Ground Floor



Porthole Cottage First Floor




DIRECTIONS

From Brodick Pier turn left to Lamlash. Travel through the village, past the High School and over the little bridge. Turn immediately left to Cordon, carry on past the caravan park. On the right-hand side there are a row of five cottages on the right. Porthole Cottage is on the left, just beyond the Community Gardens.
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| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | 11 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Scotland | | EU Directive 2002/91/EC |  |