



14A, Hamilton
Terrace,
Lamlash,
Isle Of Arran,
KA27 8LR



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

2 Bed Cottage - Semi Detached located in Lamlash



Situated at the rear of the famous Hamilton Terrace, 14A is one of the attractive Hamilton Terrace 'back houses' and, being centrally located within the village of Lamlash, is well placed for local shops, pubs, restaurants, schools and amenities of this popular and vibrant village. It is a cosy semi-detached cottage, which has been lovingly maintained and upgraded creating a perfect bolt hole as a holiday home or full-time residence.

It's unique layout and décor exudes warmth and charm, the extensive lounge with French doors to the front and multi fuel stove providing an inviting space for relaxation or entertaining guests. The cottage retains many of it's original features and character of a Hamilton Terrace 'back house.'

The surrounding area is renowned for its stunning natural beauty, with picturesque views and a tranquil atmosphere that make it a perfect escape from the hustle and bustle of everyday life. Lamlash itself is a quaint and vibrant village, offering local amenities and a friendly community spirit, while the Isle of Arran is celebrated for its outdoor activities, including hiking, cycling, and exploring the breathtaking coastline.

This property presents an excellent opportunity for those looking to embrace a serene lifestyle in a beautiful setting. Whether you are seeking a permanent residence or a holiday home, this cottage on Hamilton Terrace is sure to capture your heart. Do not miss the chance to make this charming property your own.

Entrance hallway

9'3" x 308'4"

The door opens into a spacious hallway where there are two large storage cupboards and access to all the accommodation within.

Kitchen

8'6" x 12'1"

Off the hallway the spacious kitchen is fitted with wall and base units, integrated electric hob and oven/ grill. There is space and plumbing for a washing machine and free standing fridge freezer as well as a breakfasting table.

It is a lovely bright and airy room with a large roof window and window to the side.

Lounge / dining room

11'11" x 19'6"

The spacious lounge bright and airy lounge to the front of the cottage, with French doors opening out to a small terrace to the front and picture

windows to the side.

To the rear of the lounge is an impressive multi-fuel stove to enjoy cosy nights in. Timber stairs lead up to the upper floor.

Shower room

8'1" x 5'8" overall

A lovely shower room to the rear of the cottage of the hallway is fitted with a white suite and corner shower.

Upper hallway

The timber staircase from the lounge leads to the upper floor and small hallway with a good size cupboard under the eaves of the roof.

Bedroom 1

9'9" x 11'11" overall

Double bedroom to the front of the cottage with camcile ceilings - bright and airy with a roof window and gable end window.

Bedroom 2

7'0" x 11'11" overall

Twin bedroom to the rear of the cottage with camcile ceilings - bright and airy with a roof window and gable end window over looking the gardens.

Garden

The garden is accessed via the shared pathway between 13a and 14a and to the rear of the house. The shared steps lead to a small patio area with a log store directly to the rear of the house and onwards to the top. The main part of the garden is elevated and south facing and takes in the wonderful views across Hamilton Terrace towards the Holy Isle, Lamlash Bay and beyond. At the top of the garden there is a timber summer house with power and storage which takes in the views. The south facing patio area is the perfect spot for alfresco dining and entertaining.

Services

14A Hamilton Terrace is connected to mains electricity, water and drainage. Hot water and heating is by electric with wall heaters throughout. This is supplemented by the log burning stove in the lounge.

Council Tax

14A Hamilton Terrace is rated 'A' paying £1436.10 including water and waster water in 2025/26.

A little more information

14 A Hamilton terrace is one of the attractive Hamilton Terrace 'back houses' and, being centrally located within the village of Lamlash, is well placed for local shops, pubs, restaurants, schools and amenities of the village.



The Hamilton Terrace “rear houses” are ‘B’ listed by Historic Scotland, and date back to the late 19th early 20th Century. Further information on this can be obtained from the Historic Environment Scotland website.

The cottages are regarded as ‘non traditional construction’ by the majority of mortgage lenders and as a consequence, it may prove difficult to secure significant lending on these buildings.

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///muffin.paintings.milk

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

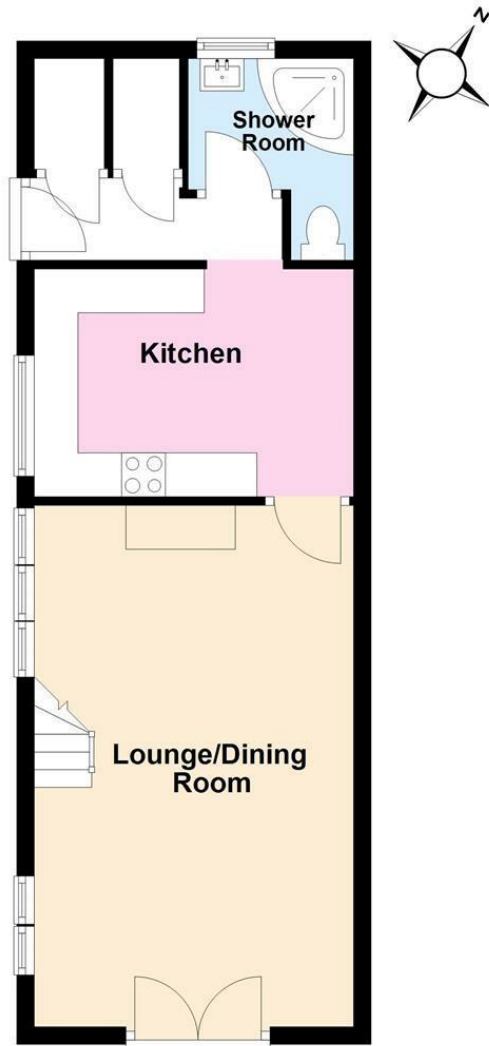
Viewings by appointment

Please note that viewings are strictly by appointment.

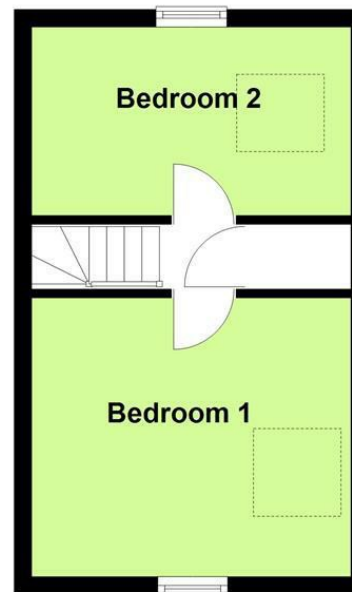
The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be 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.



14A Hamilton Terrace Ground Floor



14A Hamilton Terrace First Floor




DIRECTIONS

From Brodick Pier turn left and proceed to Lamlash. Drive to the centre of the village where Hamilton Terrace is located on your right-hand side immediately after the Glenisle Hotel. No 21a is located towards the westerly end of the road running parallel to the main road at the rear of the "front houses". Although you can drive along the parallel road between the properties to No. 21a, for viewing the property, it is recommended that you use the public car park situated close by, from where it is a short walk to the property. Vehicular access to the property is via the westerly gable of the front houses then by following the road to the parking area in front of the house. Pedestrian access can also be gained along the easterly gable of the front houses.

CONTACT

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Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92 plus)	A		89	
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F	18		
(1-20)	G			
Not energy efficient - higher running costs				
Scotland		EU Directive 2002/91/EC		

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