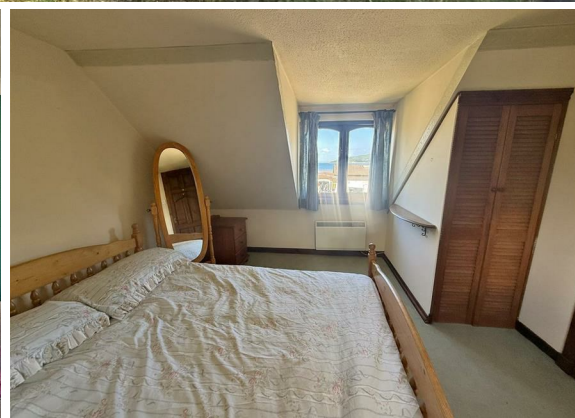




Sycamore Cottage,
Cordon,
Lamlash,
Isle of Arran,
KA27 8NQ



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

4 Bed Cottage located in Lamlash



Located in the charming hamlet of Cordon, Lamlash, Sycamore Cottage presents an opportunity for those seeking a fabulous property to refurbish and develop. With separate letting potential or space to work from home in your very own studio, this cottage has lots of prospects.

Sycamore Cottage boasts a spacious open plan kitchen/diner and lounge perfect for entertaining guests or enjoying quiet family evenings. The flexible layout with three/four bedrooms, including the versatile one-bedroom annexe, offers ample opportunity for refurbishment and potential income generation.

The location of the cottage is a true highlight, being near to the shore and all the amenities of Lamlash, as Kirsty and Phil say. . . location, location, location!

Currently the one bedroom cottage annex does have a tenant in-situ, however this tenancy will be ending shortly.

Sycamore Cottage is not just a home; it is a lifestyle choice, combining the charm of cottage living with the potential for additional income. Whether you are looking for a family home or a retreat, this property is a fabulous opportunity to own a home on the island!

Hallway

9'0" x 9'8"

The glazed front door opens into a spacious entrance hallway accessing all the accommodation within and timber open stairs leading to the first floor.

Lounge/ dining / kitchen

16'3" x 21'5" overall

The main house has an open plan kitchen/dining/lounge and from the kitchen area there are patio doors leading to the rear flat garden. The kitchen area is fitted with timber wall and base units and pale coloured work surface inset with ceramic hob and electric oven underneath. There is space for both a stand alone washing machine and fridge. In the lounge area there is a bay window to the front making this a light bright room and a focal point fireplace with plenty of room for a dining table too.

Bedroom 1

7'9" x 10'3"

Double bedroom to the rear of the cottage with a window overlooking the gardens.

Bathroom

4'9" x 9'6"

Off the hallway the family bathroom is partial tiled, fitted with a white suite with an electric shower over the bath.

Bedroom 2

10'7" x 13'8"

On the upper floor a good size double bedroom with dormer windows to the rear and front giving wonderful views over Lamlash bay.

Bedroom 3

9'9" x 13'8"

On the upper floor a good size double bedroom with dormer windows to the rear and front giving wonderful views over Lamlash bay.

Studio Bedroom

10'1" x 12'5"

The attached studio apartment is reached by French doors to the front which lead to the downstairs bedroom.

Studio Kitchenette

7'8" x 8'9"

To the rear is the kitchenette which has timber base and wall units the worktop is inset with a four ring solid plate hob, there are French doors leading to the rear garden.

Studio shower room

2'2" x 7'6"

Adjacent to the kitchen a small shower room with a white suite.

Studio lounge

10'1" x 13'11"

On the upper floor is the lounge which has double door balconies overlooking the rear garden and to the front giving views over Lamlash bay and beyond.

Garden

To the front of the cottage is a small walled garden with flowering shrubs, trees and climbers. The rear garden of the cottage is flat and mainly laid to lawn and enclosed by hedging shrubs, trees and fencing, there is a small slabbed seating area. The front of the studio apartment has paviour path and to the rear is a gravel pathway with a border of mature shrubs and foliage.

Council Tax

Sycamore Cottage and Studio are banded 'E' paying £2380.56 including water in 2025/26.

Services

The property is connected to mains electricity, water and drainage is to the septic tank which is located at the back of the garden.

A little more information

The property is located in the popular hamlet of Cordon which is near to the village amenities including shops, pubs, cafes and restaurants.



Lamlash is also home to the island's high school with a primary school and "Early Years" nursery school, as well as the police, fire, coastguard stations and cottage hospital. For leisure activities there are tennis courts, 18 hole golf course, bowling green and excellent boating facilities

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///dignity.shudders.flopping

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

Sycamore Cottage Ground Floor



Sycamore Cottage First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	43	
(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. Drive through the village passing the High School on the right and turn first left down to Cordon where Sycamore Cottage is approximately 250m past the caravan site entrance on the right hand side. What3words:///dignity.shudders.flopp

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