



Cottage No.2,  
Tigh An Iar,  
Lamlash,  
Isle of Arran,  
KA27 8LS



**Arran**  
ESTATE AGENTS   
ISLAND OWNED & RUN SINCE 1990



1 Bed  
Flat/Apartment  
located in Lamlash



Centrally located in the popular village of Lamlash, Tigh An Iar Cottage No.2 presents an exceptional opportunity for those seeking a delightful ground floor home by the sea. This one-bedroom apartment is ideally situated just a stone's throw from the beach and local amenities, making it perfect for both relaxation and convenience.

Upon entering, you will find a well-appointed open plan living dining and kitchen that offers a warm and inviting atmosphere, ideal for unwinding after a day exploring the stunning surroundings. The bedroom is a cosy retreat, providing a peaceful space for rest. The property also features a modern shower room, ensuring all your needs are met.

Tigh An Iar Cottage No.2 is in walk-in condition, allowing you to settle in without the hassle of renovations. Whether you are looking for a perfect bolt hole to escape to or a starter home to begin your journey, this property is an excellent choice. Additionally, the option to include contents makes this an even more appealing prospect for potential buyers.

With its prime location and charming features, this flat is a rare find in Lamlash. Do not miss the chance to make this lovely property your own.

#### Entrance vestibule

4'0" x 1'9"

Double storm doors open into a small vestibule where there is space for hanging outdoor gear.

#### Open plan living area and kitchen

11'1" x 22'0" overall

The partially glazed door from the vestibule opens into a spacious open plan living / dining room with a window to the front of the lounge area overlooking Lamlash and St Brides Church.

The kitchen area is fitted with wall and base units, a washing machine, fridge and integrated electric oven and hob.

There's plenty of room for a dining table for entertaining guests.

The current owners are very happy, for the right offer, to include many of the contents of the cottage, including the very handy sofa bed in the open plan lounge - great for extra guests!

#### Bedroom

12'2" x 11'0" overall

A small hallway from the kitchen area leads through to the spacious double bedroom with a window to the rear.

#### Shower room

9'1" x 2'10"

From the lounge there is door leading to the modern shower room which is finished with marble effect wallboard and fitted with modern white low profile shower, corner toilet and sink unit.

#### Services

Tigh An Iar Cottage No.2 is connected to mains water, electricity and drainage. Hot water and heating is by electric with modern timer panel heaters.

#### Council Tax

The property is banded "A" paying £1436.10 including water and waste water in 2025/26.

#### A little more information

Tigh an Iar Cottage no. 2 is a cosy home centrally located in the heart of Lamlash. The house is within a few minutes flat walk of a bus stop, the beach, shops and local schools. Lamlash is also the home for the Island's police, fire service, coastguard and cottage hospital. Leisure facilities within Lamlash include outside bowling green, tennis courts, 18 hole golf course and of course excellent boating facilities in Lamlash Bay. 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 is home to the island's cottage hospital, medical centre, police station, fire and coastguard stations. Arran High school is just a short distance away along with the primary school and early years classes and a hub for the UHI Argyll. The property lies approximately 4 miles from Brodick Pier and the main shopping centre of the island.

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///names.goodbyes.puppy

### 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](http://www.calmac.co.uk)



## TIGH AN IAR COTTAGE NO 2



TOTAL AREA: APPROX. 39.5 SQ. METRES (425.4 SQ. FEET)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	78
(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. Travel to the centre of the village where Tigh An Iar Cottage No 2 is located on the right-hand side and the front door for this property is adjacent to St Brides Church.

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### CONTACT

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