



3, Kinneil Park,
Lamlash,
Isle Of Arran,
KA27 8JG



Arran
ESTATE AGENTS 
ISLAND OWNED & RUN SINCE 1990

3 Bed Bungalow - Detached located in Lamlash



++ UNDER OFFER ++

Nestled in the cul de sac of Kinneil Park, Lamlash, just off Shore Road on the enchanting Isle of Arran, this lovely detached bungalow offers a unique opportunity for those seeking a tranquil lifestyle with breath taking views. Built around 25 years ago to a high specification, the property boasts a bespoke design that maximises the stunning vistas of Holy Isle and Lamlash Bay from all the main living areas, making it a perfect retreat for nature lovers and those who appreciate scenic beauty of Lamlash Bay.

The bungalow features both a lounge, dining kitchen, separate dining room and conservatory, providing ample space for relaxation and entertaining. With three well-proportioned bedrooms one with an ensuite, this home is ideal for families or those wishing to host guests. The spacious and versatile living accommodation allows for flexible use, catering to your individual needs and preferences.

Situated on a corner plot, the property benefits from a slightly elevated position on Shore Road, enhancing the panoramic views, while ensuring privacy. The low-maintenance garden is perfect for those who prefer to spend their time enjoying the surroundings rather than tending to extensive outdoor spaces. Additionally, the property includes an integral garage and off-road parking for several vehicles, providing convenience and ease of access.

A short walk will take you to the shore, where you can enjoy the serene coastal atmosphere and the natural beauty of the area, as well as all the amenities of the village. This delightful bungalow is not just a home; it is a lifestyle choice, offering a harmonious blend of comfort, elegance, and stunning scenery. Do not miss the chance to make this exceptional property your own.

Entrance / Sun Room

10'2" x 11'1"

A welcoming reception/ sun room with space for seating and hanging outdoor gear.

Hallway

4'11" x 31'4" overall

Lounge

15'6" x 18'1" overall

The lovely bright south facing spacious lounge enjoys a dual aspect with patio doors out to an elevated deck taking in the wonderful panoramic vista across Lamlash Bay, Holy Isle and beyond to the Ayrshire Coastline.

Breakfasting Kitchen

11'1" x 12'5"

The breakfasting kitchen enjoys a picture window taking in the view across Lamlash Bay. It is fitted with plenty of wall and base units a gas hob, integrated dishwasher and integrated double oven/grill with plenty of room for an under counter fridge and a central breakfasting island for additional countertop space. A glazed door opens from the hallway with a second door opening through to the dining room.

Dining Room

10'4" x 12'5"

A spacious versatile room which could also be a home office/ study space with a large double cupboard accommodating the hot water tank. The perfect space to entertain friends and family taking in the wonderful views to Clauchlands point, Holy Isle and Lamlash Bay.

Utility Room

7'10" x 6'0"

The spacious utility room has plenty of room for a washing machine and tumble dryer under the counter tops as well as a traditional drying pulley.

Bedroom 1

14'9" x 9'6"

Spacious double bedroom, overlooking the gardens with a double wardrobe and ensuite.

Ensuite Shower Room

3'10" x 8'10"

Fitted with a white suite and walk in shower and a window to the side of the bungalow.

Bedroom 2

13'1" x 9'8"

A second generous double bedroom with large built in wardrobe with a window overlooking the gardens.

Bedroom 3

9'4" x 13'1"

A good size double bedroom with large built in wardrobe and window overlooking the gardens.

Family Bathroom

9'10" x 7'11"

The spacious family bathroom is fitted with a white suite with a bath and separate corner shower. The frosted window overlooks the gardens.

Integral Garage

10'4" x 17'10"

Accessed via either the "up and over door" or internally via the hallway. A spacious garage with electric up and over door, it is fitted with power points and light.

Garden

The generous grounds wrap around the bungalow, which are slightly elevated from the shore. The garden is relatively flat and easy to maintain, being mostly laid to lawn and bounded by mature shrubs. There is excellent off-road parking on a paved driveway to the front of the garage with plenty of space for off road parking and a large timber shed with covered storage area to the side.

Services

3 Kinneil Park is connected to mains electricity, water and drainage. Hot water and heating is by electric with storage heaters and panel heaters throughout.

Council Tax

3 Kinneil Park is currently banded 'E' with North Ayrshire council, paying £2775.29 including water and drainage in 2025/2026.

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 Lamash 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.

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

What3words///

Every 3 metre square of the world has been given a unique combination of three words.

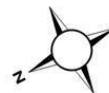
Used for navigation, here are the words for this property:

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3 Kinneil Park

Approx. 160.1 sq. metres (1723.0 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		76
(55-68) D		
(39-54) E	51	
(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. On approaching the waterfront turn right into Kinneil Park and then immediately left where number 3 is the second property on the left hand side. What3words ///quoted.happily.nicknames

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