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Property Summary

Offering two bedrooms, a living/dining room, a kitchen, and a bathroom, this semi-detached villa is situated within a quiet cul-de-sac in an established modern development in Lamlash on the Isle of Arran and was built by reputable local builders John Thomson Construction. The home comes accompanied by side and rear gardens and offers potential, subject to planning permission, to extend.

An entrance porch welcomes you into the property and flows through to a hall with built-in under-stair storage. Leading off the hall to the left is a living and dining room, where a southwest-facing window captures sunny natural light throughout the day and into the evening. The room is decorated in neutral tones, fitted with new Karndean flooring, and offers space for a choice of lounge and dining furniture layouts. Conveniently adjoined to the living room is the kitchen, which is fitted with modern wall and base cabinets, spacious worktops, and metro-tiled splashbacks. Integrated appliances comprise an oven, hob, extractor hood, and fridge, whilst an undercounter washing machine is also included. The kitchen is completed by a garden entrance.



Features

- Semi-detached villa in Lamlash
- Built by John Thomson Construction
- Freshly painted with new flooring in most rooms
- Established modern development
- Entrance porch and hall with storage
- Southwest-facing living room
- Kitchen with garden access
- Two double bedrooms
- Bathroom with shower-over-bath
- Side and rear gardens
- Resident and visitor parking spaces
- Electric heating and double glazing



Living/Dining Room



“Situated within a quiet
cul-de-sac in an established
modern development”







The home accommodates two double bedrooms, one on the ground floor and the other on the first floor. The ground-floor bedroom peacefully overlooks the rear garden and could alternatively be used as a second reception room or a home office – perfect for those requiring a quiet space to work or study from home. The larger bedroom, on the first floor, offers plenty of space for furniture and features a walk-in wardrobe which could be altered to create an en-suite shower room (subject to planning permission). A bathroom completes the accommodation and comprises a bath with an overhead shower and a glazed screen, a basin, and a WC. The home is kept warm by electric heating and the windows are all double glazed.

Externally, the villa is accompanied by side and rear gardens, with both areas predominantly laid to lawn. Resident and visitor parking spaces are available within the development.

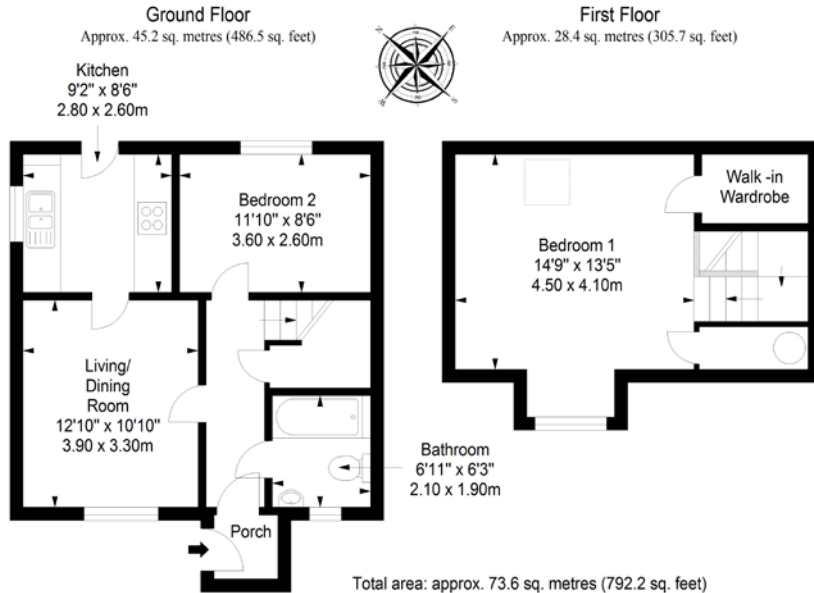
Please note: some photos have been virtually furnished from actual photographs of the rooms.



The Area

This fantastic villa is situated in a quiet cul-de-sac position, in the relaxed, coastal village of Lamlash, which lies on the eastern aspect of the Isle of Arran, a popular island off the west coast of Scotland. The village of Lamlash has two hotels (The Glenisle & Lamlash Bay Hotel), two pubs (The Pierhead Tavern (PHT) & The Drift Inn), a local church, a newsagents, a chemist, medical centre, the only hospital on the island and the Co-op. Brodick, Arran's main town, has two larger Co-Op supermarkets and a full range of professional services. Brodick is the port from which regular sailings throughout the day, serviced by Caledonian MacBrayne, lead to the mainland at Ardrossan. Commuters and travellers now benefit from Road Equivalent Tarrif (RET) ferry fares, which are substantially lower than before. Ardrossan has a main line rail station, with trains to Glasgow that connect with the ferry times, and is approximately 30 miles from Glasgow City Centre. Prestwick International Airport is 16 miles to the south of Ardrossan, with Glasgow International Airport 24 miles east of Ardrossan. The Primary school, nursery and the only High School and Gym Campus are situated within walking distance and further Primary schooling is available in Corrie, Brodick and Whiting Bay. A frequent bus service runs around and across the island and, at Lochranza, there is the ferry terminus that allows quick access to the stunning West of Scotland via Claonaig. Kintyre here we come!

Floorplan



Price & Viewings

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EPC Rating - D | Council tax band - C | Home report Value - £210,000

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