



Watermans

# Scarrabus

Laigh Letter, Lamblash, Isle of Arran, North Ayrshire, KA27 8NE





# Welcome

from the Watermans Team, to the property at:

## Scarrabus

Laigh Letter, Lamlash, Isle of Arran, North Ayrshire, KA27 8NE

Offering an exciting opportunity with potential for various different uses, this bungalow in Lamlash comes with an undercroft and a detached barn, providing spacious and flexible accommodation that could be cleverly utilised to suit the new owners' requirements. The property is set on a quiet country lane and enjoys outstanding open views of the surrounding countryside and the Ross Hills, yet is still within easy walking distance of amenities in Lamlash.



*We hope you love this property as much as we do.*



Watermans



### General Features

- Unique property in Lamlash on the Isle of Arran
- Set on a quiet country lane within walking distance of Lamlash's amenities
- Well-presented in move-in condition

### The bungalow comprises:

- Entrance hallway
- Sunny, southwest-facing, dual-aspect living room
- Modern dining kitchen with utility area
- Two well-presented double bedrooms
- Four-piece family bathroom

### The undercroft comprises:

- Kitchenette/spacious utility area
- Home office
- Cinema room and gym
- Middle room/store
- Garden room with bar
- Three-piece shower room

### The detached barn comprises:

- Entertainment/cinema room with surround sound system
- Useable room with store and shower room
- Extensive storage in middle/bottom barn
- Potential to create a mezzanine level
- Potential building plot (STPP)

### External Features

- Lovely, well-maintained gardens with garden room
- Excellent off-street parking

### Services

- Mains electricity and mains water supply the house
- Oil fired central heating (with Nest smart controls) and double-glazed windows to the bungalow
- The drainage is connected to a bio-digester plant
- Integrated vacuum system







# Offering an exciting opportunity

with potential for various different uses

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## Entering the bungalow

You are welcomed into the bungalow by an inviting hall, approached via a ramp for accessibility, where the tasteful interiors are immediately introduced with neutral décor and an attractively patterned carpet for optimum comfort underfoot.



[Click here](#)  
to take a virtual tour  
of Scarrabus





## The Living Room

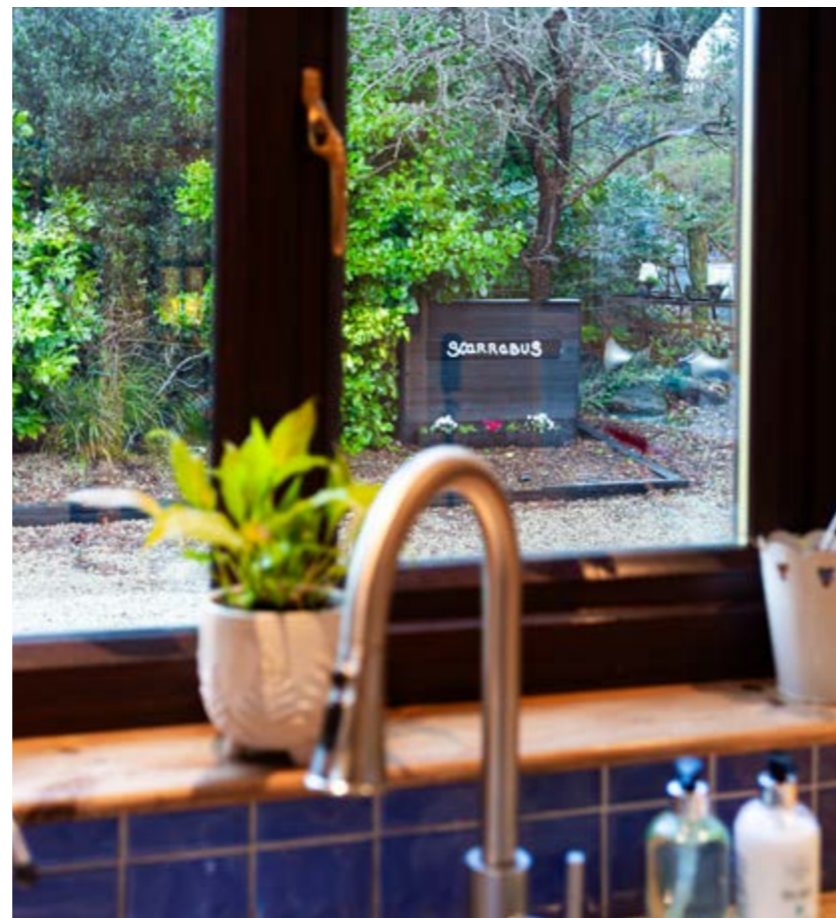
On your right, you step into a living room, where dual-aspect glazing allows sunny natural light to stream in throughout the day and a small bay window frames wonderful views encompassing the Ross Hills.





## The Kitchen

Across the hall in the kitchen, modern white cabinets are accompanied by warmly toned wood worktops, with a dishwasher and a Belling Range cooker included, the latter paired with a large splashback panel and an integrated extractor hood. The kitchen also offers plenty of space for a seated dining area and is supplemented by a pantry cupboard, external access, and a utility area which provides space for additional freestanding appliances.







## The Bedrooms & Bathroom

The bungalow also accommodates two well-proportioned and elegantly presented double bedrooms, both offering plenty of space for freestanding furniture and including USB sockets, feature lighting, and mirrors. The larger bedroom was previously two separate bedrooms, and could easily be sub-divided again if desired. A four-piece family bathroom completes the bungalow and comprises a corner shower enclosure, a spa bath with a shower attachment, and a traditionally styled WC-suite.

The property is kept warm by an oil-fired central heating system (with Nest smart heating controls) and benefits from double-glazed windows. It also has an integrated central vacuum system, a satellite dish, and fiberoptic broadband with average speeds of 150mb for downloads and 30mb for uploads.





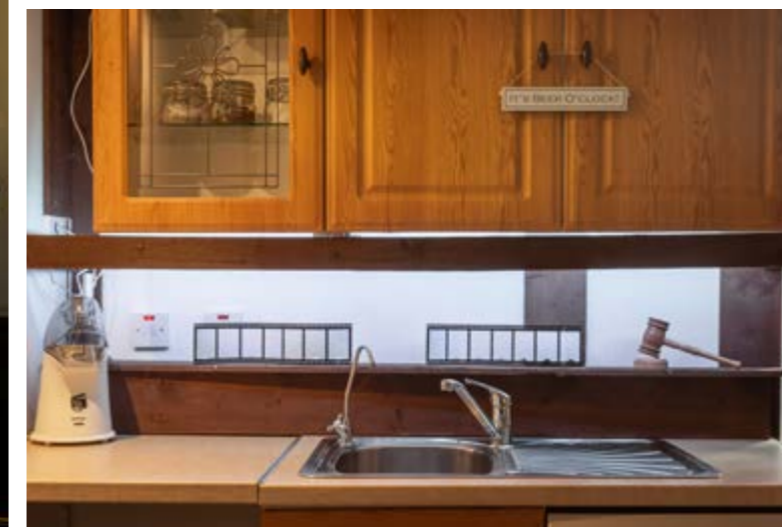
## Undercroft

The undercroft's design quirk is that it is situated underneath the bungalow and it offers a number of useable rooms, including a kitchenette/utility area with a sink and space for laundry appliances, an office, a cinema room, a middle room/storage area, a gym, and a three-piece shower room. The undercroft also boasts a fabulous garden room with a bar, which opens onto the garden and is sure to be a hit for parties!

NB – Undercroft is a multi-purpose area which is heated via a smart heating system.







## Detached Barn

The detached barn offers excellent potential and versatile options for use. It is split into three sections – the top barn which comprises an entertainment/cinema room with a surround sound system included, with a sliding door leading to a useable room which has an adjoining store and shower room. There is also a middle barn and a bottom barn offering tremendous storage space. This building may have many other uses - subject to the relevant permissions being obtained. The option also exists to demolish and create a building plot (STPP).

NB - Development works have been carried out to the barn to include a sitting area, kitchen and shower room. We are advised, by the seller, no local authority consents are in place for this work and is therefore considered as storage space only.





## Gardens and parking

Externally, the property is accompanied by a large deck for alfresco dining and summer barbecues, as well as beautifully maintained, predominantly lawned gardens with established shrubbery, and a fabulous garden room/studio with full insulation, power sockets, and lighting. Excellent off-street parking is provided by a private driveway.

## Directions

Turn left upon exiting the Ferry Terminal of Brodick Pier and head south on the A841 towards Lamlash. Travel through the centre of Lamlash. Turn right (By Lamlash Bay Hotel) and follow road onto Park Terrace. On reaching the playing fields (Rear of High School), take the second road on the right. 'Scarrabus' is located 100 yards up the hill on the left-hand side of the road.







**Property Name**

Scarrabus

**Location**

Laigh Letter, Lamash  
Isle of Arran North Ayrshire  
KA27 8NE

**Approximate total area:**

378.0 sq. metres  
(4068.9 sq. feet)



The Bungalow



Undercroft



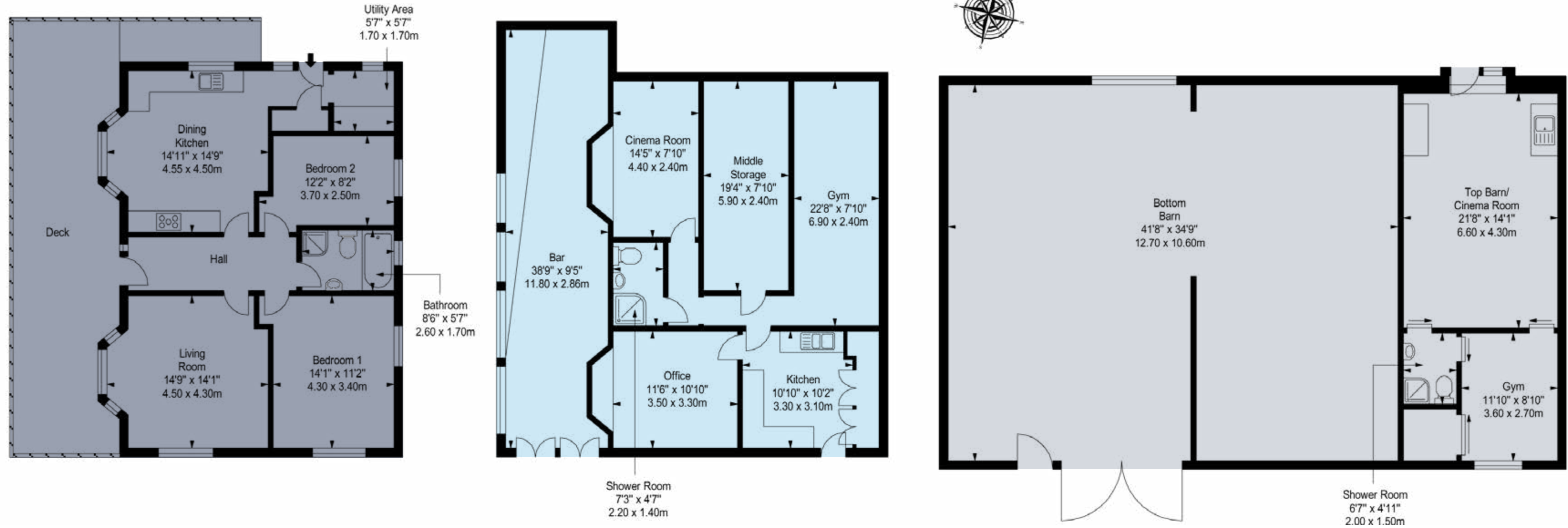
Detached Barn

The floorplan is for illustrative purposes.  
All sizes are approximate.

Home Report Value: £360,000

EPC Rating: D

Council Tax Band: D



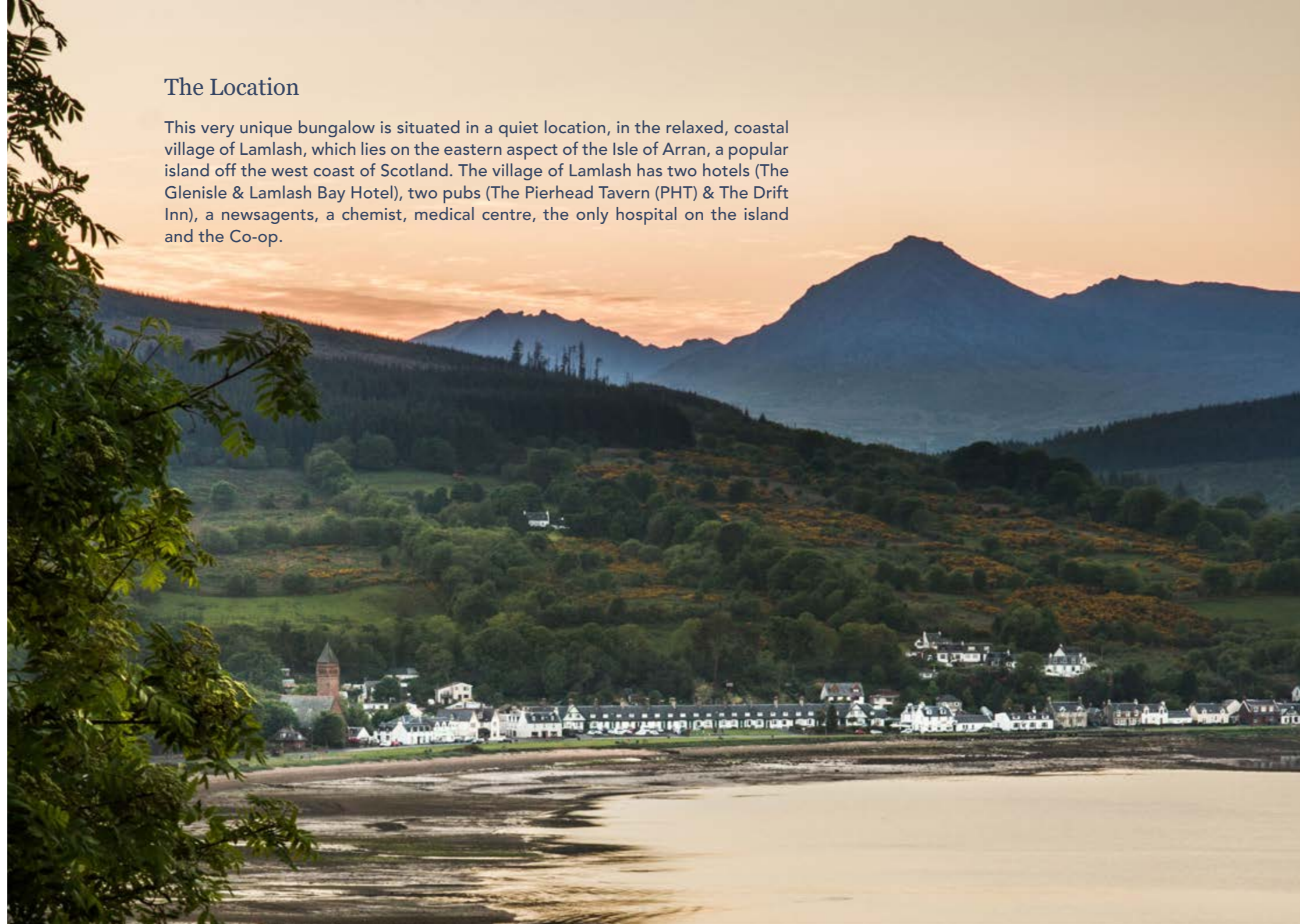


# Title Plan



## The Location

This very unique bungalow is situated in a quiet location, 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 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 Tariff (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 a very short level walk 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!



**Don't miss out!**

**20%**  
DISCOUNT

If you are visiting the Isle of Arran to view this property, the Glenisle Hotel in Lamlash has an exclusive offer for Watermans' clients. Please call the hotel on 01770 600559 and quote the code **WATERMANSGLEN20** to enjoy a 20% discount on both accommodation and dining. The code also applies to non-residents for coffee/lunch/dinner - just mention **WATERMANSGLEN20** when booking your table or requesting the bill.

Glenisle Hotel is an award-winning boutique hotel on the Isle of Arran, in the charming village of Lamlash. The hotel offers modern, luxury rooms, all with a bath and (or) shower and free Wi-Fi in a comfortable living space. Most rooms boast far-reaching views over the River Clyde and encompassing the Holy Isle - make sure you request a room with a view so you don't miss out!

\* Offer not valid on event days

Glenisle hotel: 01770 600559

Use code **WATERMANSGLEN20** to enjoy a 20% discount





## Price & Viewings

Please refer to our website [www.watermans.co.uk](http://www.watermans.co.uk)  
or call us on 0141 430 7055

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