



Watermans

Gask Cottage

The Brae, Lamlash, Isle of Arran, North Ayrshire, KA27 8NA



Welcome

from the Watermans Team, to the property at:

Gask Cottage

The Brae, Lamlash, Isle of Arran,
North Ayrshire, KA27 8NA

Peacefully located close to Lamlash Bay with breathtaking sea views, this charming end-terraced cottage has been extensively refurbished to create a luxury four-bedroom, two-bathroom home with a social arrangement of living spaces and excellent versatility for families. The property has wonderful south-facing gardens and private parking.

A sizeable extension has been approved to replace the conservatory with a garden room and to increase the existing ground floor and upstairs.

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



Summary of the accommodation

General Features

- Tranquil setting close to amenities and beach
- South-facing elevated views over Lamlash Bay to Holy Isle
- Dramatic mountain views to the rear
- Recently repainted internally
- Bright, light and airy accommodation
- Approved plans for side and rear extension, ground and upper floors

Accommodation Features

- Inviting entrance hall with storage
- Generous living/dining room with log-burning stove
- Family room/Master bedroom with storage
- South-facing conservatory with garden access
- Quality integrated kitchen with utility room & external access
- Three further bedrooms/study (two with storage)
- Modern bathroom with shower-over-bath
- Modern shower room
- Oil-fired heating (with smart Hive system) and double glazing

Other Features

- Enclosed gardens to front, side and rear (with two sheds)
- Large front lawn (known as The Paddock)
- Private parking for two cars



Charming end-terraced cottage

Quietly nestled above Lamlash, with elevated sea views towards Holy Isle, this desirable property sits within a terrace of charming white-washed cottages on a generous end plot with sunny sea-facing gardens and a private driveway. Extensively refurbished inside and out, the bright and versatile home enjoys fresh Scandi-inspired interiors in neutral tones with quality Karndean flooring and characterful traditional features. Planning permission has also been granted for an impressive side and rear extension. With four bedrooms, two bathrooms, and adjoining living spaces, the cottage and its scenic setting close to village amenities will certainly appeal to families or those seeking a luxury holiday retreat. Once inside, a homely welcome awaits within an airy entrance hall housing storage and flanked by two south-facing reception rooms, both equally spacious.



[Click here](#)
For a virtual tour of
Gask Cottage

*Tranquil elevated position
offering breathtaking views
towards Holy Isle*



Sunny & versatile living spaces

a convivial suite of rooms with a picturesque outlook

The comfortably carpeted family room/master bedroom boasts a fitted wardrobe, classical decorative touches, and a period-style fireplace with an open fire. To the other side of the hall, the second reception room is focused around a log-burning stove with a rustic timber mantle. This wonderfully social space not only promises dedicated zones for relaxation and seated dining but also a natural flow to the kitchen and a south-facing conservatory offering panoramic sea views, both of which open externally.






*A south-facing conservatory
offering panoramic sea views*





Stylish minimalist kitchen

with utility room & external access

Heighted by a bright, multi-aspect outlook, the stylish minimalist kitchen features a solid quartz countertop and cabinets integrated with a dishwasher, an oven, and an induction hob with a discreet extractor and an attractively patterned splashback. An upright fridge freezer and an under-counter washing machine can be housed next door in a co-ordinating utility room.







Welcoming upstairs bedrooms

*enjoying calming
coastal vistas*

Upstairs, fanning off a central landing, are three carpeted bedrooms with south-facing dormer windows framing tranquil sea vistas. The larger two rooms benefit from built-in wardrobes. These sleeping quarters demonstrate the home's versatility as two rooms are presently used as a cosy snug and a light and airy home study (Bedroom 4) with a tremendous outlook.



Two modern washrooms



Completing the ground floor is a bright contemporary bathroom (with accent terracotta-toned tilework) featuring a shower-over-bath.



Upstairs is a bright shower room with aqua-tiled highlights and a deluxe walk-in shower



External CGI of proposed extension



Internal CGI of proposed extension

Planning **(N/23/00188/PP)** has been approved for a 57m² extension to the side and rear, with a sea-facing garden room featuring a cosy log burner. The proposed extension would also create a larger kitchen and utility area, and a cloakroom with WC and laundry area. The upper level would extend Bedrooms 2 and 3 with built-out dormers and windows to the rear. Bedroom 3 would also be extended to the side with a dressing room/sitting room above the garden room with windows to both the east and south. The approved planning provides flexibility to consider undertaking any/all aspects of the renovation components. The exterior of the original house could be updated to match the proposed renovation as shown in the External CGI. In summary, the revised proposal would reflect the varied roof character of the surrounding area and the finishing materials palette would also be appropriate to the existing house and surrounding properties. These stunning additions would make Gask Cottage one of the island's finest homes.

Exciting fully-approved extension plans
to create additional living space and an impressive bedroom suite

Click here
to view planning documentation

Existing Floorplan

Property Name

Gask Cottage

Location

The Brae, Lamash, Isle of Arran,
North Ayrshire, KA27 8NA

Approximate total area:

123.2 sq. metres (1326.1 sq. feet)

Ground Floor



First Floor



Sheds



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



Proposed Floorplan

Approximate total area:

175.7 sq. metres (1891.3 sq. feet)

Ground Floor



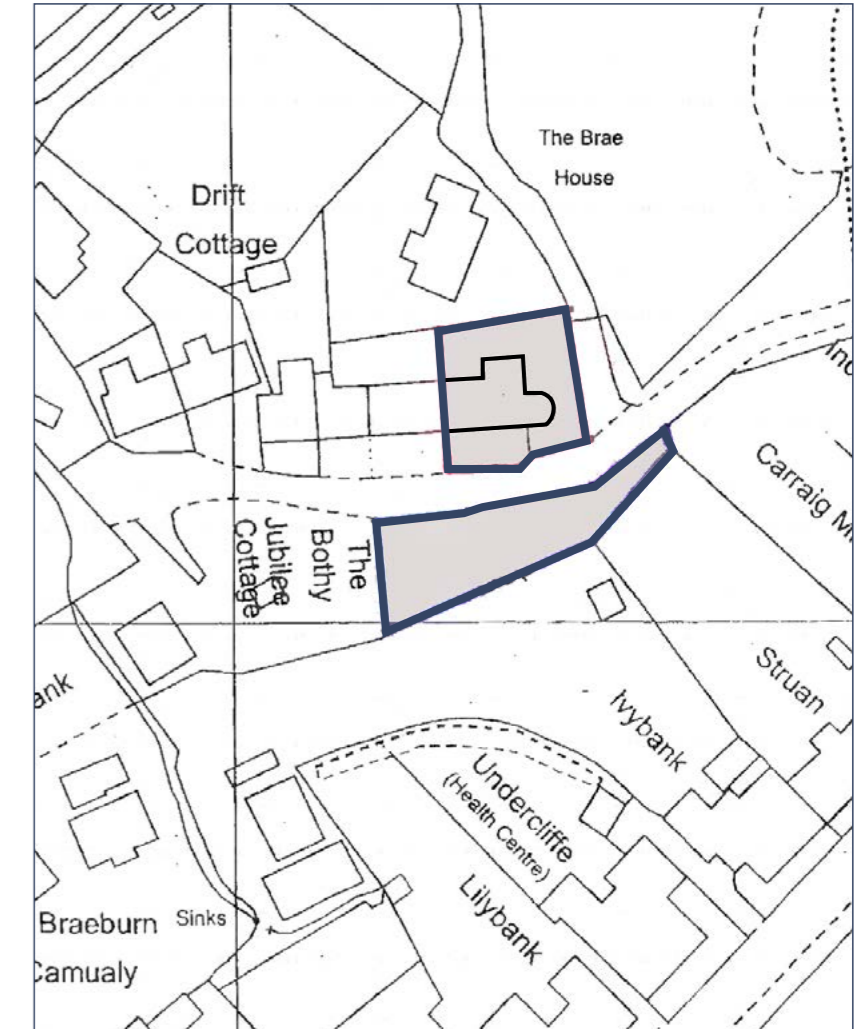
First Floor



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



Site plan





Private front garden known as The Paddock



South-facing elevated views over Lamlash Bay to Holy Isle



Delightful south-facing gardens

looking out across the ever-changing sea

Outside, walled gardens enjoy a south-facing position and sea views from the front and side. These well-kept lawned gardens include a rear drying green with two sheds and a sunny front seating area for marvelling at the captivating coastal outlook. A further extensive lawn lies opposite the cottage that enhances and protects the south-facing view. A two-car driveway to the side provides convenient private parking.



Gask Cottage



The Brae, Lamlash

This elevated cottage is situated in a very 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 newsagent, a chemist, a 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 mainline 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 !

Price & Viewings

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The advertisement features a collage of images: the main image shows the exterior of the Glenisle Hotel, a white building with a large patio area and outdoor seating; a circular inset in the top right contains the text 'glenisle hotel & restaurant'; smaller images at the bottom show a coastal landscape, a plate of food, and a bathroom with a bathtub. The background is a dark blue gradient.

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 **WATERMANSGLLEN20** to enjoy a 20% discount on both accommodation and dining. The code also applies to non-residents for coffee/lunch/dinner - just mention **WATERMANSGLLEN20** 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 **WATERMANSGLLEN20** to enjoy a 20% discount