



14 Glencraig Place  
Lamlash  
Isle of Arran  
KA27 8PJ



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## Property Summary

Recently constructed by well-regarded John Thomson Construction, 14 Glencraig Place is a new-build semi-detached house that forms part of an exclusive development. The southeast-facing home provides stylish accommodation with contemporary interiors and high-quality finishings, including a well-appointed kitchen and two bathrooms. Furthermore, it has a desirable and highly scenic location just an easy walk from the centre of Lamlash village. It further boasts scenic countryside views, private parking, and a manicured garden. It also offers excellent value for money, and is ideal for first-time buyers, young families, downsizers, and those seeking a holiday home or rental investment. The development is proving immensely popular and this property is already the last plot available for purchase.

## Features

- A new-build semi-detached house in Lamlash
- Part of an exclusive development in a scenic location
- High-quality interiors with Kardean flooring
- Naturally-lit entrance hall with storage
- Southeast-facing living/dining room
- Stylish kitchen with integrated appliances
- Two double bedrooms with wardrobes/storage
- Quality en-suite shower room
- Family bathroom with overhead shower
- USB power sockets and Fibre ready
- Manicured garden with inspiring valley views
- Private driveway with an external power source
- Additional parking for visitors
- Air source heat pump with digital control panel
- Full double glazing throughout
- 10-year NHBC warranty

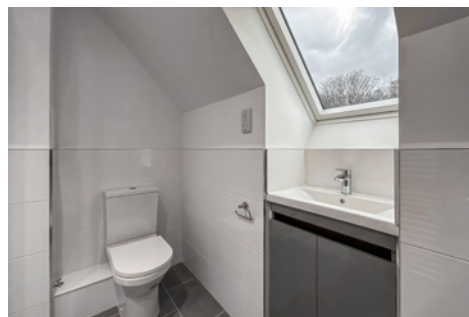
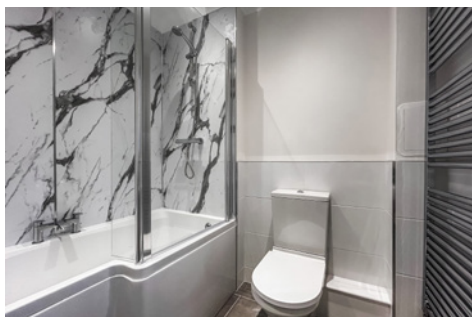


Site Layout



Inside, a naturally-lit entrance hall provides a wonderful first impression, as well as deep built-in storage. It is laid with a Karndean floor (found throughout the ground level) and it sets the high standards of the accommodation. To the left is the living/dining room. This reception area has a spacious footprint for comfortable furnishings and a table and chairs; plus, it sees an abundance of natural light from southeast-facing windows. Finished with stylish interior design in on-trend neutral hues, it is an elegant space for everyday use. Next door, the kitchen has a sophisticated design, fitted with dove grey cabinets and wood-toned worktops. It is enhanced by an integrate electric oven and hob (with a hidden extractor), and a fridge/freezer, alongside space for an undercounter washer/dryer.





Also on the ground floor is the first of the two double bedrooms, providing an easily accessible sleeping area. This room has two built-in cupboards and a rear-facing position, overlooking the garden towards the beautiful countryside. A nearby family bathroom has a high-spec aesthetic with marble-inspired wet walling and neutral décor. It is comprised of a WC suite, a towel radiator, and a double-ended bath with an overhead shower. Upstairs, a landing (with generous storage) connects to the principal bedroom. This spacious double has the luxury of two built-in wardrobes and dual-aspect windows. It also boasts a contemporary en-suite shower room that matches the style of the family bathroom. For year-round comfort, the property has full double glazing and an air source heat pump, with a digital control panel.

Externally, the home benefits from a low-maintenance front garden and monoblock driveway, which includes an external charging point ready for EV charge point installation. Meanwhile, the enclosed rear garden has a manicured lawn and inspiring valley views. There is also visitors' parking within the development.

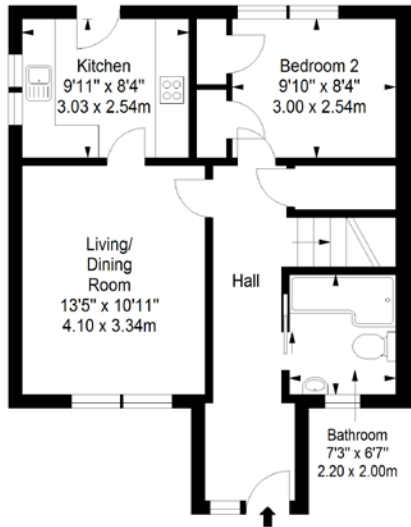


## The Area

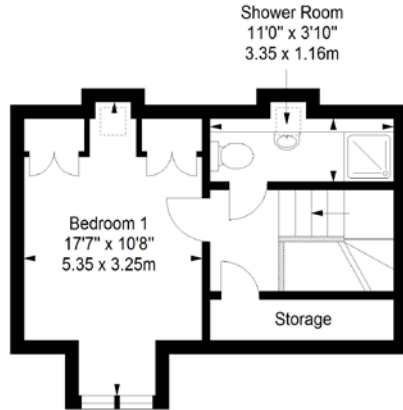
This newly constructed development is situated in a quiet cul-de-sac position, in the relaxed, coastal village of Lamlash, which lies on the eastern aspect of the Isle of Arran, a popular island off the west coast of Scotland. The village of Lamlash has two hotels (The Glenisle & Lamlash Bay Hotel), two pubs (The Pierhead Tavern (PHT) & The Drift Inn), a 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 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 of the development 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

Approximate total area: 82.1 sq. metres (883.75 sq. feet)



Ground Floor



First Floor

10-year  
NHBC warranty



# Watermans

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Call the hotel on 01770 600559, using 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 quote **WATERMANSGLLEN20** when booking your table or requesting the bill.

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