



Aldersyde Bunkhouse
Park Terrace, Lamlash
Isle of Arran, North Ayrshire
KA27 8LS

Exciting opportunity to create:

3 X 2-BED APARTMENTS
AND
1 X 3-BED APARTMENT

Please contact us for
more information:

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Property Summary

Aldersyde Bunkhouse in Lamlash offers a truly exciting opportunity for a developer to create four apartments which will be in high demand on the island, with planning permission already approved. The property's history involves being used as tourist accommodation, and with this new lease of life, the apartments are sure to appeal to those looking to live on the island full-time, those looking for a second/holiday home, or as a rental investment. Full refurbishment is required, giving the new owner an opportunity to create sought-after, high-spec island homes.



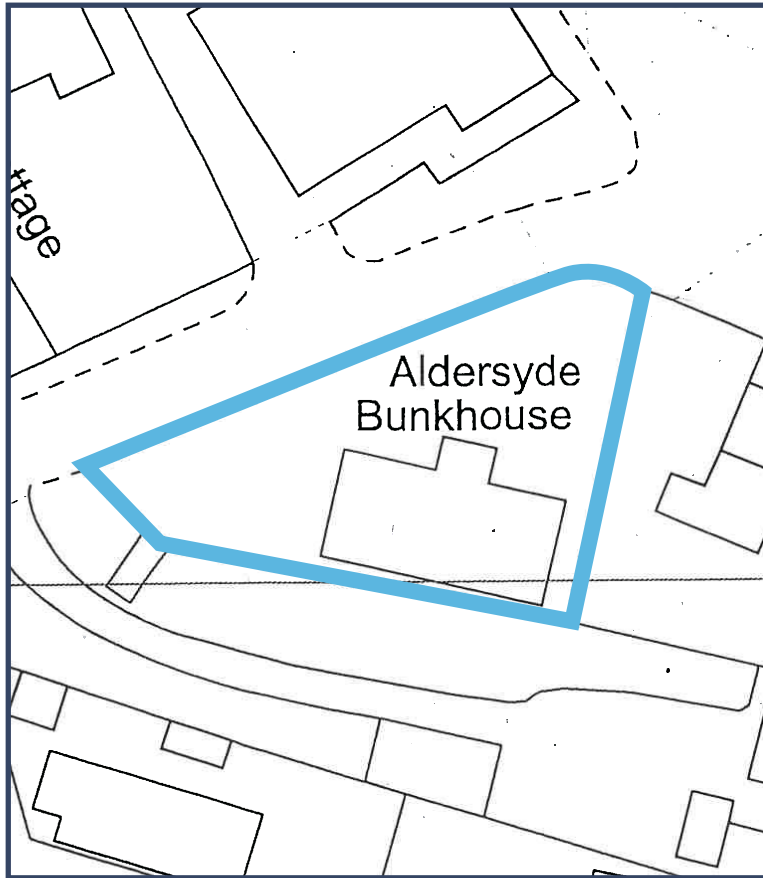
Features

- Exciting development opportunity in Lamlash
- Former tourist accommodation in need of refurbishment
- Sure to appeal to a wealth of buyers, once completed
- Planning permission approved for four apartments
- Two ground-floor apartments and two first-floor apartments
- All apartments will have open-plan kitchen, living and dining rooms
- Three of the apartments will have two good-sized bedrooms
- One ground-floor apartment will benefit from three bedrooms
- The accessible ground-floor apartments will have shower rooms
- The first-floor apartments will feature bathrooms
- The first-floor apartments will also boast their own private balconies
- Eight parking spaces for residents
- Council Tax: B

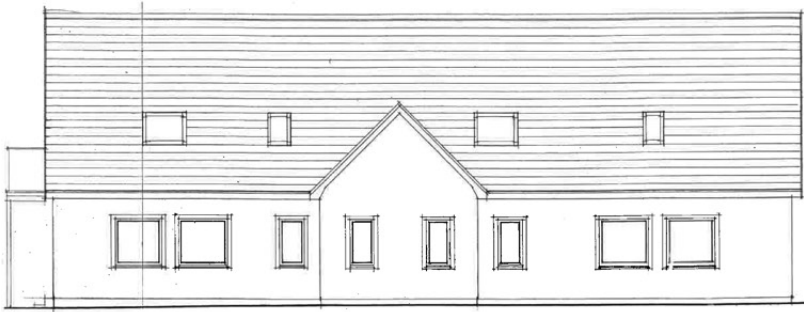


ALDERSYDE

Location Plan



Existing Elevations



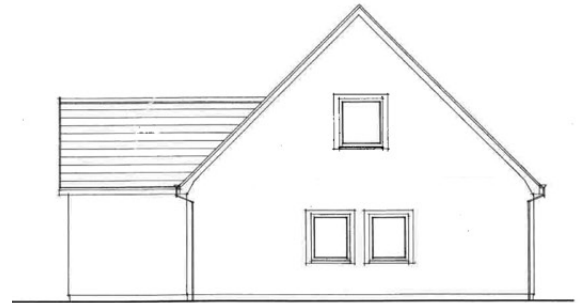
North



East

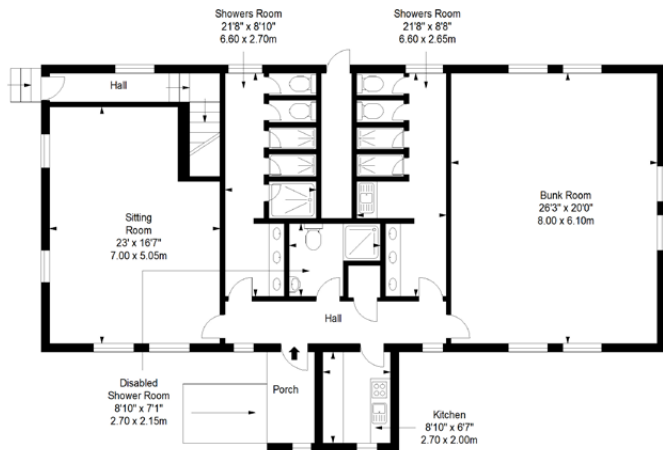
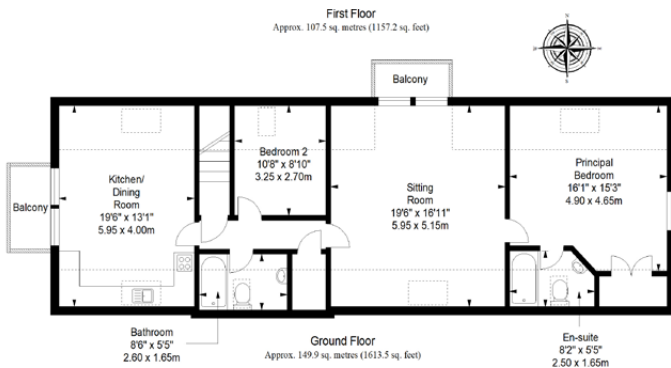


South



West

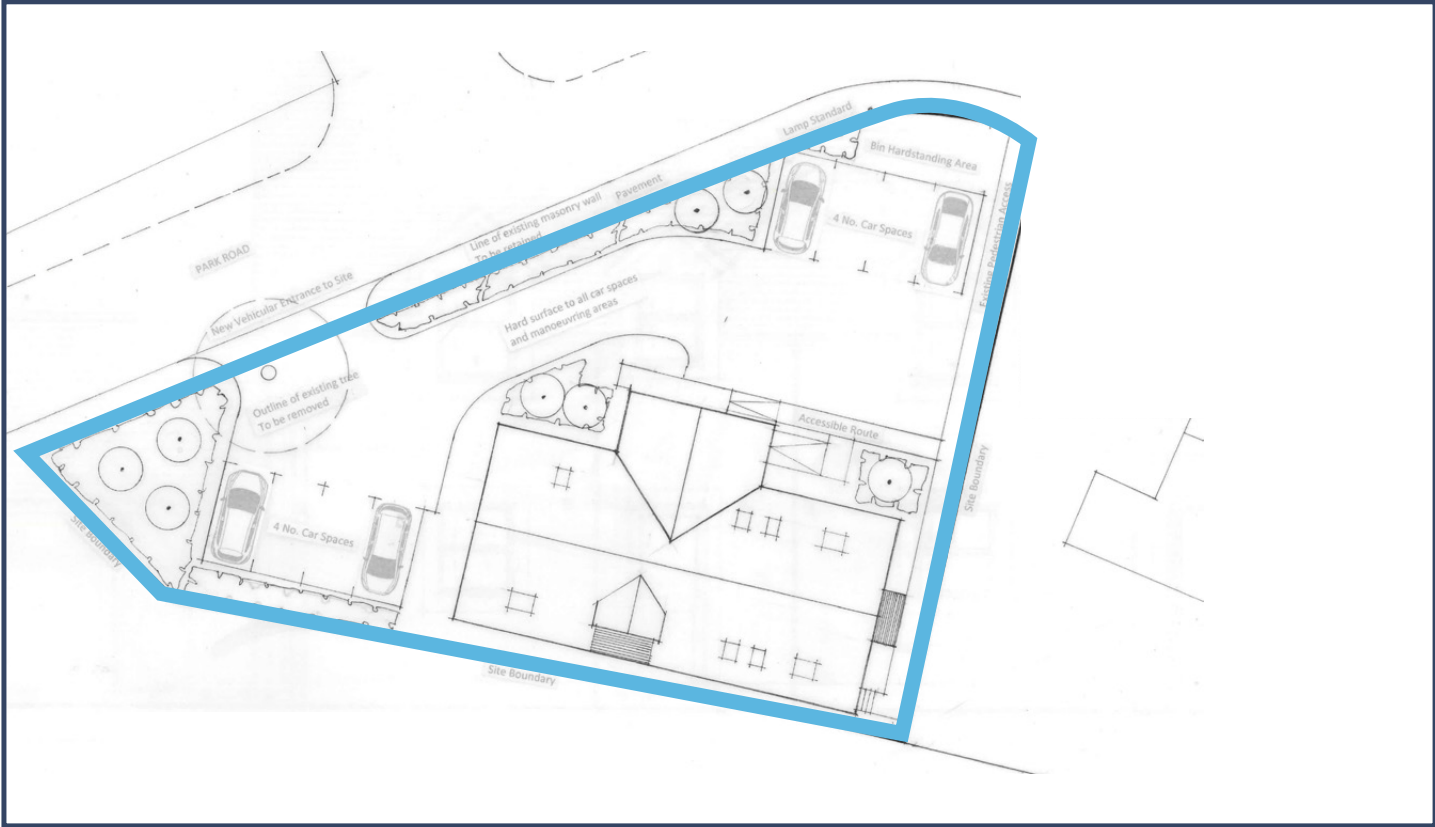
Existing Floor Plans



Total area: approx. 257.4 sq. metres (2770.7 sq. feet)



Proposed Site Plan



Proposed Elevations



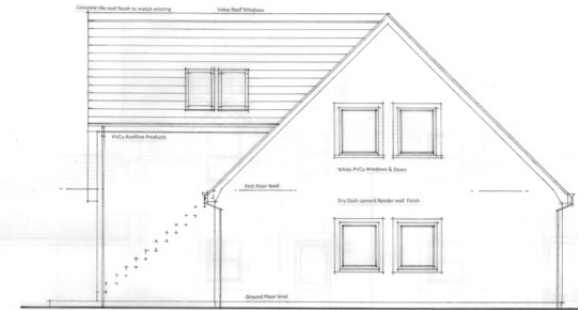
North



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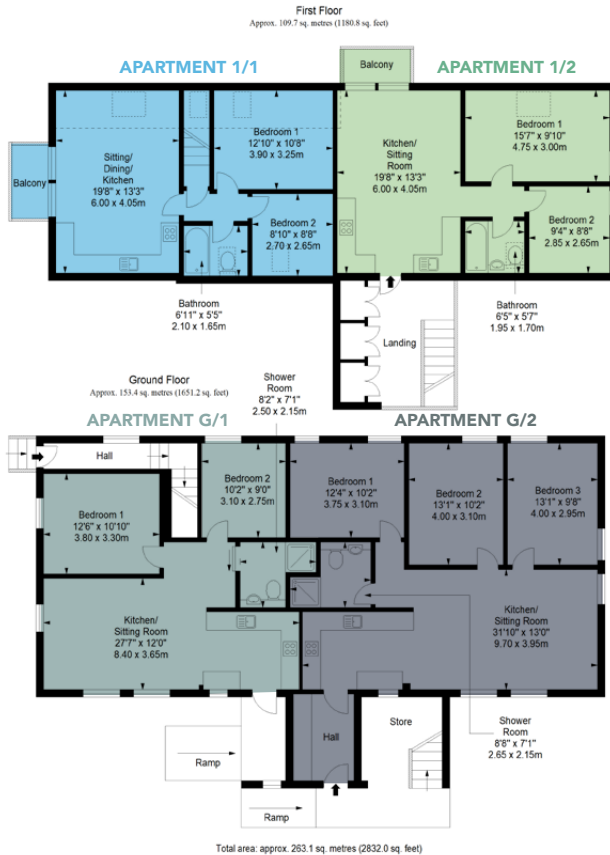


South



West

Proposed Floor Plans



The planning permission outlines two ground-floor apartments and two first-floor apartments. The ground-floor properties will both have their own private main-door entrances, accessed via ramps to make them accessible for all buyers. The first-floor apartments will also have their own private main-door entrance as well. The apartments will comprise entrance hallways, fantastic open-plan kitchen, living, and dining rooms ideal for entertaining and everyday life, and two good-sized bedrooms, with the ground-floor apartments benefiting from shower rooms and the first-floor homes featuring bathrooms. Providing additional space, one ground-floor apartment has three bedrooms (instead of two). Furthermore, the first-floor homes will also boast their own private balconies.

The development will also offer private residents' parking and lies within easy strolling distance of the amenities that Lamlash has to offer, including a Co-op supermarket, a Post Office, a selection of independent retailers, transport links across the island, a primary school, the island's only high school, the ferry port to the Holy Isle, Lamlash Green, and the picturesque waterfront.

Approximate sizes (once completed)

G/1 689sqft (64M2)

G/2 883sqft (82M2)

1/1 570sqft (53M2)

1/2 732sqft (68M2)

Watermans has spoken to a RICS surveyor and would suggest the following valuation for the properties, once completed:

G/1 - £205,000

1/1 - £205,000

G/2 - £230,000

1/2 - £220,000

Total GDV = £860,000



“The first-floor apartments
will also boast their own
private balconies”





The Area

This magnificent development opportunity 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 Ardrrossan. Commuters and travellers now benefit from Road Equivalent Tarrif (RET) ferry fares, which are substantially lower than before. Ardrrossan 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 Ardrrossan, with Glasgow International Airport 24 miles east of Ardrrossan. 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 !



Watermans

Price & Viewings

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These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.



glenisle
hotel & restaurant

glenisle
hotel & restaurant

Glenisle hotel: 01770 600559

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

Don't miss out!

20% DISCOUNT

If you are visiting the Isle of Arran to view this property, the Glenisle Hotel in Lamnish 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 Lamnish. 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