



15 Glencraig Place  
Lamlash, Isle of Arran  
North Ayrshire  
KA27 8PJ



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## Property Summary

15 Glencraig Place was built in 2023 by renowned local builders John Thomson Construction and offers a stylish home, brought to market in a true move-in condition with immaculate, modern interiors and tasteful décor throughout. The semi-detached house accommodates two bedrooms, a reception room, a kitchen, and two bathrooms, in addition to a recently improved garden and a private driveway.

A naturally lit hallway (with a built-in storage cupboard) welcomes you into the property and immediately sets the tone for the interiors to follow, with neutral décor accompanied by wood-styled Karndean flooring. To the right of the hall lies a reception room, offering space for both lounge and dining furniture and echoing the presentation of the hall with the same pared-back décor and oak-inspired flooring. Furthermore, the room enjoys sunny natural light throughout the day owing to a large southeast-facing window. The kitchen is conveniently connected to the living/dining room and is appointed with attractive, Shaker-style wall and base cabinets, workspace, and integrated appliances comprising an oven, hob, extractor fan, and a fridge/freezer. Provision is also made for a washing machine, and the kitchen further benefits from direct garden access.

## Features

- Semi-detached house built in 2023 by John Thomson Construction
- Immaculate, modern interiors
- Naturally lit entrance hall with built-in storage
- Southeast-facing living/dining room
- Attractive kitchen with garden access
- Two double bedrooms with built-in wardrobes
- Ground-floor bathroom and first-floor shower room
- Recently improved rear garden
- Private front driveway with outdoor socket
- Additional parking for visitors
- Air-source heating and double glazing
- 10-year NHBC warranty
- Council Tax: C
- Home Report: £250,000



The home's two double bedrooms continue the attractive presentation of the preceding accommodation with neutral décor, with one enjoying a tasteful accent wall and the other fitted with a carpet for optimum comfort underfoot. The house also has two washrooms: a bathroom on the ground floor comprising a bath with an overhead shower and a glazed screen, a WC-suite, and a tall chrome towel radiator, and a separate shower room on the first floor featuring a shower enclosure, a basin set into storage, a WC, additional shelved storage, and a towel radiator.

Air-source heating and double glazing ensure year-round comfort and efficiency.







## INCLUDED IN THE SALE

INSIDE: All blinds, curtains, two headboards which are attached to wall in bedrooms, stairwell lamp shade, mirrors attached to bathroom wall and shower room including shaving mirror. Mirror attached to upstairs bedroom wall. Integrated fridge/freezer kitchen.

OUTSIDE: The garden shed, garden storage box, some large potted plants, and two refuse bins.

NEGOTIABLE: freestanding washing machine, freezer, and tumble dryer.





Externally, the property is accompanied by a recently improved garden featuring a lawn, a patio for outdoor seating, and a shed, all against a wonderful backdrop of the burn, matures trees and hills rising in the distance. Private parking is provided by a front driveway.





## Directions

From Brodick pier turn left on coastal ring road to head south to Lamlash. Proceed along the seafront coastal road passing Arran High School on your right-hand side. Once over the bridge across the burn, turn first right into Glenraig Place and continue around to the left and into the cul-de-sac head where number 15 can be found on your right-hand side. Ample visitor parking available for viewing appointments

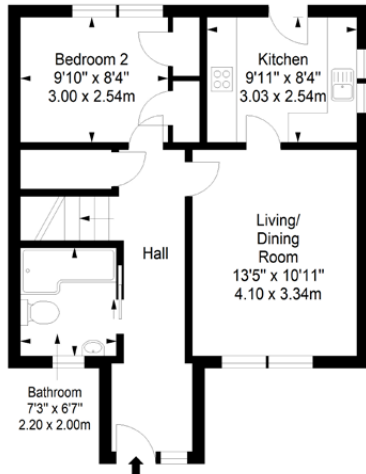
## The Area

Glenraig Place is a two phased development in which subject number 15 was completed as recently as 2023 by the well renowned John Thomson Construction. Phase two is a wide, open street scene of similar modern semi-detached homes creating a quiet cul-de-sac environment with ample additional visitor parking bays tucked away yet easily accessible to the centre of Lamlash. The village of Lamlash, lies on the eastern part of the Isle of Arran, a popular island off the west coast of Scotland. Lamlash has two hotels (The Glenisle and Lamlash Bay Hotel), two pubs (The Pierhead Tavern (PHT) and The Drift Inn), a local church, a newsagent, a chemist, a medical centre, the only hospital on the island, and a Co-op. Arran's main town, Brodick, 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 south of Ardrossan, with Glasgow International Airport 24 miles east of Ardrossan.

# Floorplan

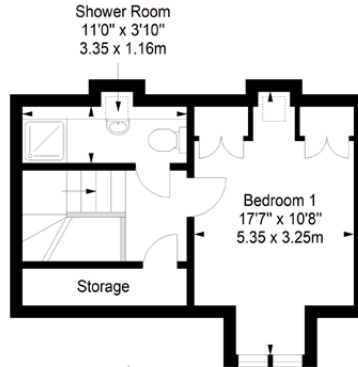
## Ground Floor

Approx. 50.5 sq. metres (543.6 sq. feet)



## First Floor

Approx. 29.1 sq. metres (313.2 sq. feet)



Total area: approx. 79.6 sq. metres (856.8 sq. feet)

**NHBC Guarantee will expire on 24/7/33**  
(Reference S0512)

10-year  
NHBC warranty



*If you are visiting the Isle of Arran to view this property, the Glenisle Hotel in Lamlash has an exclusive offer for Watermans' clients.*

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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