



Crastock
Bungalow Road
Lamlash, Isle of Arran
KA27 8LD



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more information:

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A contemporary

detached villa with a wraparound garden

Built in 2010 by John Thomson Construction, Crastock is an exceptional family home. This contemporary four-bedroom three-bathroom detached villa promises substantial accommodation, and is presented in show-home condition with high-quality fixtures and fittings and fresh neutral décor throughout. Furthermore, the exclusive property occupies a generous plot with wraparound gardens and private parking for multiple cars, including a double garage. The home is set in an elevated position in the coastal village of Lamlash, within easy walking distance of amenities and the golf club, and with spectacular sea views which also encompass Holy Isle.

Features

- Contemporary detached villa with a large plot
- Built in 2010 by John Thomson Construction
- In true walk-in condition with fresh neutral décor
- Elevated position with spectacular sea views
- Welcoming vestibule and hall with storage
- Living room with feature gas fire and garden access
- Expansive kitchen/dining room and separate utility room
- Galleried landing with a useful study area
- Three large double bedrooms with built-in wardrobes
- Fourth double bedroom/office/family room
- A quality en-suite, a shower room, and a family bathroom
- Manicured wraparound gardens with a rear deck
- Multi-car driveway and integral double garage





In true walk-in condition

with fresh neutral décor

Inside, you are greeted by a welcoming vestibule and hall with storage. On the right, the living room provides a delightful space for daily use, enhanced by the neutral palette and soft carpet. It has room for comfy furnishings, and is bathed in natural light; plus, it extends out onto the garden's private deck. It also features a beautiful illuminated gas fireplace.







The sociable heart *of the home*

The sociable heart of the home is the kitchen/dining room. Ideal for entertaining, this expansive space has room for a large table and chairs, and also opens out onto the decking. It is arranged around a central island and it boasts a wealth of cabinets and luxurious solid stone worktops. The contemporary look is finished with high-end integrated appliances (five-burner gas hob, large oven, combi oven/microwave, warming drawer, full-height fridge, full-height freezer, and dishwasher). A neighbouring utility room provides further storage and space for additional appliances.





Study Area



Four bedrooms

supplemented by a quality en-suite, a shower room, and a family bathroom

The ground-floor is completed by a quality three-piece shower room and a versatile double bedroom, which could also be used as an office or a family room. The three remaining double bedrooms are upstairs off a galleried landing with a naturally-lit study area and large linen cupboard. Each room has a spacious footprint and built-in wardrobes, as well as a dormer window for an airy ambience. The garden-facing principal bedroom spans the entire depth of the home, including a modern en-suite bathroom and boasting incredible sea and Holy Isle views. Bedroom two also benefits from views across the bay. A family bathroom, with an overhead shower and a towel radiator, completes the accommodation. LPG gas central heating, with smart home control, and double glazing ensure year-round comfort.





Gardens & parking

*manicured wraparound
gardens with a rear deck*

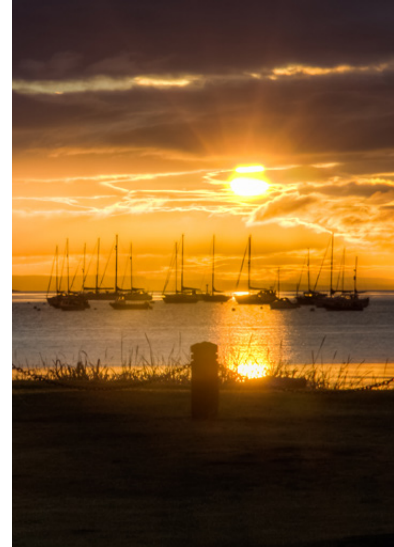


Outside, Crastock enjoys generous wraparound gardens providing an abundance of outdoor space and sweeping manicured lawns. It includes a southerly-facing rear and side garden that is fully enclosed for the safety of families and pets, coming complete with neat paving and a raised timber deck for summer dining, which enjoys sea views. To the front, there is also a multi-car driveway leading to an integral double garage with access to the utility room.



Title plan





Lamlash

This detached villa is in a very quiet and elevated 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 a 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 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 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!

glenisle
hotel & restaurant

Don't miss out! **20% DISCOUNT**

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

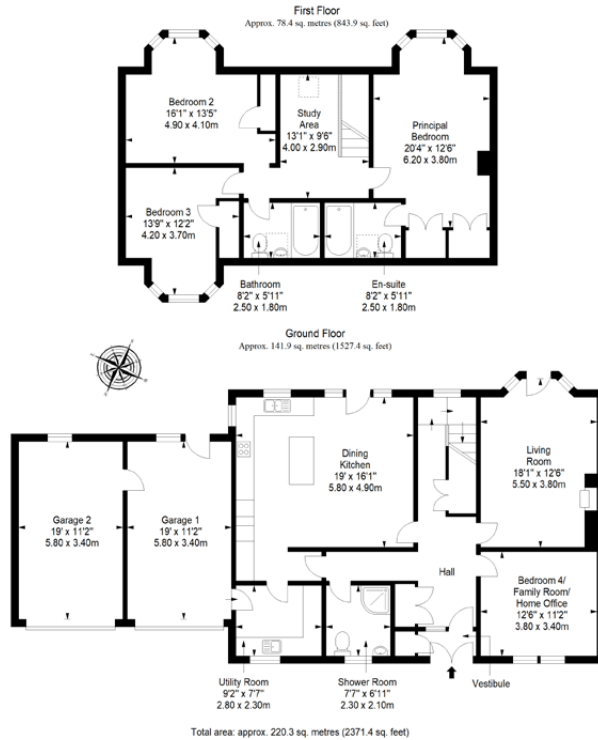
Glenisle Hotel is an award-winning boutique hotel on the Isle of Arran, in the charming village of Lamlash. The hotel offers modern, luxury rooms, all with a bath and (or) shower and free Wi-Fi in a comfortable living space. Most rooms boast far-reaching views over the River Clyde and encompassing the 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

Floorplan



Price & Viewings

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EPC Rating - C | Council tax band - E | Home report Value - £475,000

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