



Eilean Arainn,
30 Murray Crescent
Lamlash, Isle of Arran
North Ayrshire, KA27 8NS



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more information:

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Property Summary

Situated in an established residential development in the sought-after Arran village of Lamlash, Eilean Arainn is a detached bungalow offering two bedrooms, a generous reception room, a kitchen, and a shower room, with some modern touches and a palette of neutral décor throughout. The property also has good eco credentials, with solar panels and an air-source heat pump. Furthermore, it is accompanied by well-maintained front and rear gardens, a detached single garage, and a private driveway.

An L-shaped hallway (with excellent built-in storage) welcomes you into the home and leads into the reception room on the left. Here, ample space is provided for furniture configurations catering for both relaxation and dining, whilst a large southwest-facing window captures sunny natural light throughout the day. The room also features a fireplace and is neutrally decorated, with a fitted carpet offering optimum comfort underfoot. The property previously had three bedrooms, with the layout reconfigured to make the reception room larger – there is potential for the third bedroom to be reinstated, if desired. The living/dining room benefits from direct access to the kitchen, which is also separately accessible from the hall. The kitchen is fitted with modern wall and base cabinets, accompanied by spacious worktops and an integrated oven and hob, with space also provided for undercounter appliances.

Features

- Detached bungalow in Lamlash
- Well-presented, modern interiors and neutral décor
- Entrance hall with built-in storage
- Generous, southwest-facing living/dining room
- Attractive, modern kitchen
- Two double bedrooms with built-in wardrobes
- Practical wet room
- Neat front lawn and well-kept rear garden
- Detached single garage and private driveway
- Council Tax Band - D
- EPC Value - B





View from bedroom 1

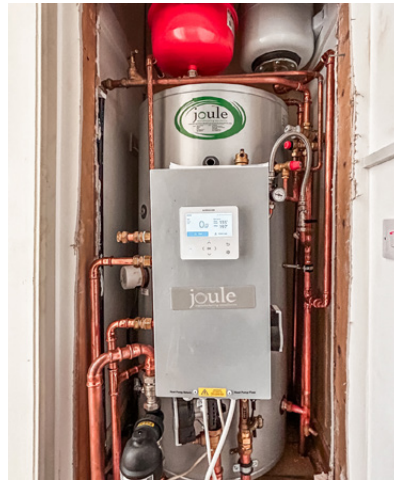


Two double bedrooms with built-in wardrobes

The home's two double bedrooms are both neutrally decorated, carpeted for comfort, and accompanied by good-sized built-in wardrobes, and they both peacefully overlook the rear garden. Finally, a practical, modern wet room completes the accommodation on offer, comprising a shower area, a WC-suite, a wall-mounted vanity cabinet, and a chrome towel radiator. The home is kept warm by a Samsung air-source heating system, benefits from double-glazed windows, and has solar panels.




“The home has good eco credentials, with solar panels and an air-source heat pump”





Externally, the bungalow features a well-kept front lawn and a rear garden with a spacious, well-maintained lawn. Private parking is provided by a detached single garage and a driveway.



Directions

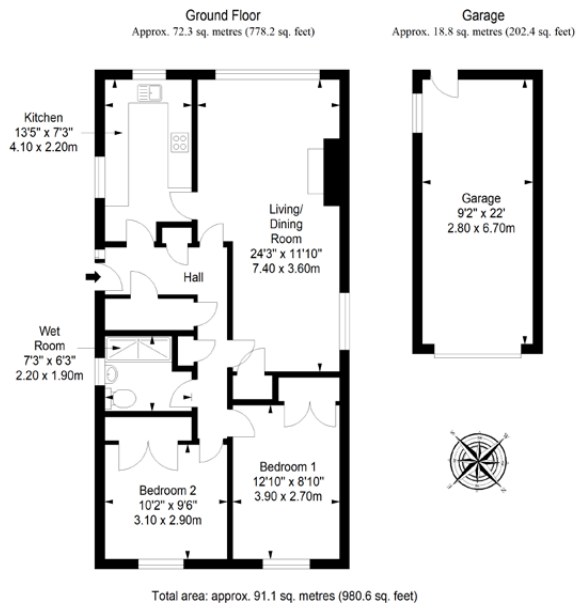
From Brodick pier turn left to head south into Lamlass and continue along the shoreline through the village and exit on the far side. Shortly after Arran High School and the village Fire Station, turn left into Murray Crescent. Drive straight ahead and Eilean Arainn, 30 Murray Crescent will be on your left identified by our Watermans For Sale board.

The Area

The main ferry port at Brodick (14 miles) has a selection of shops including leisure facilities at Auchrannie Hotel, including swimming pools, a sports hall and spa. There is also an 18-hole golf course, primary school, bank and hotels. Brodick Castle, a National Trust for Scotland property, sits 2 miles to the north and over looks Brodick Bay. 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 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. Additional ferry services currently operate to Troon as well offering connecting services. Other interesting places on the island include the brewery at Claddach, the islands two whisky distilleries at Lochranza & Lagg and Arran Provisions factory in Lamlass. Also at Claddach, is Arran Aromatics soap, candle and perfume factory.

Arran offers some of the most spectacular hill-walking opportunities in Scotland and its seven golf courses ensure that tourists and locals alike are well provided for. For those with an interest in horses, there is an equestrian centre at Blackwaterfoot, on the west coast of the island. A sailing club can also be found in Lamlass. The island offers, by prior arrangement, opportunities to shoot pheasant, stalk red deer, as well as some very good fresh water and sea fishing.

Floorplan



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Price & Viewings

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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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