



Site to North East of
31 Murray Crescent
Lamlash, Isle of Arran
KA27 8NS



Approximately
362 m²

Please contact us for
more information:

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Property Summary

Accompanied by approved plans for a two-bedroom detached bungalow, this building plot enjoys a prime position in the relaxed coastal village of Lamlash, situated on the eastern aspect of Arran, a popular island off the west coast of Scotland. From this location, a level walk from Lamlash, local amenities, schools, and coastline are all within easy reach, while the main town of Brodick with its ferry port is a short journey away by car or bus links that run directly beside the plot.

The enclosed plot totals approximately 362 square metres with approved plans for a detached residence, set in wraparound gardens with the convenience of onsite private parking.

Features

- 362m² plot with prime coastal village location
- Approved plans for a detached bungalow with:
 - Entrance vestibule and hall
 - Sunny open-plan living/dining room and kitchen with garden access
 - Two spacious bedrooms with fitted storage
 - Bathroom with shower-over-bath
 - Plant room for eco air source heating
 - Double glazing
- Enclosed wraparound gardens
- Private parking for two cars



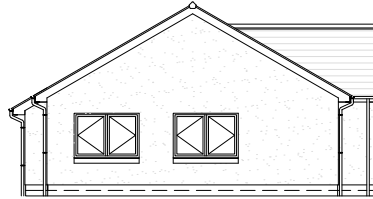
Site Boundary

Proposed Bungalow

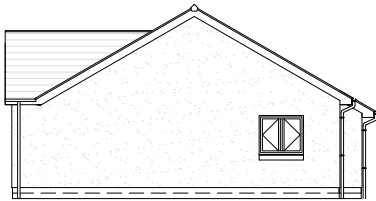
Overall area of Bungalow - 84.3 m² | Internal area - 70.7 m² | Room area - 66.5 m²



North West Elevation



North East Elevation



South West Elevation



South East Elevation

Finishes

Roof - Grey concrete roof tiles (to fit in with surroundings).

Fascia - White finish, either UPVC or painted wood.

Gutters - Black deep-flow gutters and downpipes.

Walls - White wet dash render. Base Red facing brick below render.

Windows - White UPVC double-glazed



The proposed bungalow (totalling 84.3-metre square) has been designed to complement its surroundings with a whitewash and grey tile finish. To protect the privacy of the property and its existing neighbour, there is just one window on the southwest elevation, whilst still allowing a light and airy feel internally. The interior plan is 70.7-metre square and includes two bedrooms, a bathroom, and (with a sociable open-plan layout leading onto the gardens) a sunny reception room and kitchen. A dedicated plant room allows for eco-friendly air source heating.

Externally, the plans boast good-sized enclosed gardens and a two-car private driveway that complies with North Ayrshire Council's Road Development Guide. The design allows for a visibility splay of 2.0m x 20m in both directions, a 2-metre footway along the frontage of the site to connect to the existing section of footway at the bus stop. There is space allocated for bins behind the proposed property.

It is our opinion that this will be a very welcome addition to the current housing, providing a suitably sized property for the area that will appeal to a wide demographic seeking an investment, holiday retreat, or permanent home for themselves or a young family.

Block Plan





“Approved plans for a two-bedroom detached bungalow, this building plot enjoys a prime position”



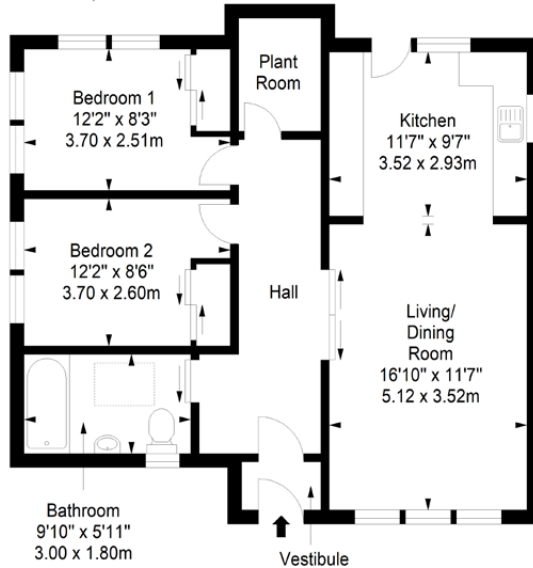


The Area

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, a medical centre, the only hospital on the island and the 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 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!



Proposed Floor Plan
Approx. 69.3 sq. metres (745.9 sq. feet)



Total area: approx. 69.3 sq. metres (745.9 sq. feet)

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.

Price & Viewings

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