

Watermans
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www.watermans.co.uk



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Council Tax
Band: B

EPC
Band: F

Total Area:
85 m²



2 Prospect Hill Cottages, Clauchlands
Lamlash, Isle of Arran, North Ayrshire, KA27 8LH

The property

Situated a pleasant walk from amenities in the village of Lamlash, this charming one-bedroom (plus a box bedroom) end-terraced cottage benefits from multiple living areas, private parking including a garage and idyllic burn-side gardens with a summer house enjoying spectacular views towards the Holy Isle. The cottage promises plentiful opportunities for modernisation and development and will appeal to a range of buyers including those seeking a first-time purchase, a holiday home, or a rental investment, with the option to include furnishings by negotiation.

The cottage is entered via a practical porch leading into a multi-purpose sunroom, with secluded garden views, currently set up for formal dining. From here, you step into a living room where multiple windows and warm natural pine finishings create a bright and characterful sitting area arranged around a rustic feature fireplace. The living room includes built-in storage and is conveniently connected to a bright fitted kitchen. Here, cabinetry and workspace incorporate a freestanding electric cooker and a fridge, whilst an adjoining utility room (with external access) houses a deep Belfast sink and a freestanding washing machine. Also found within the home is a bright, good-sized double bedroom, a sky-lit box bedroom/study and a modern, tastefully-tiled shower room. The property is electrically heated and fully

double-glazed. Externally, the cottage is enclosed by leafy lawned gardens, set beside a tranquil burn with a versatile summer house and seating deck offering scenic elevated views. A gated driveway and a detached single garage (with power, light and two attached stores) provide convenient private parking.

Directions: From Brodick Pier turn left and proceed to Lamlash. On reaching the seafront turn left along Shore Road. Travel for approx. ¼ mile and turn left up the narrow road towards Prospect Hill (Sign for Oakbank). Bear right at the junction and proceed to end of the road. You can then turn into the garden/parking areas of Cottages 1 and 2.



Features

- Scenic views & close to local amenities
- Excellent development opportunity
- Traditional end-terraced cottage
- Entrance porch
- Characterful living room
- Versatile sunroom
- Fitted kitchen with utility room
- One double bedroom
- One box bedroom/study
- Shower room
- Delightful burn-side gardens
- Summer house
- Gated driveway
- Detached single garage with two stores
- EH & DG

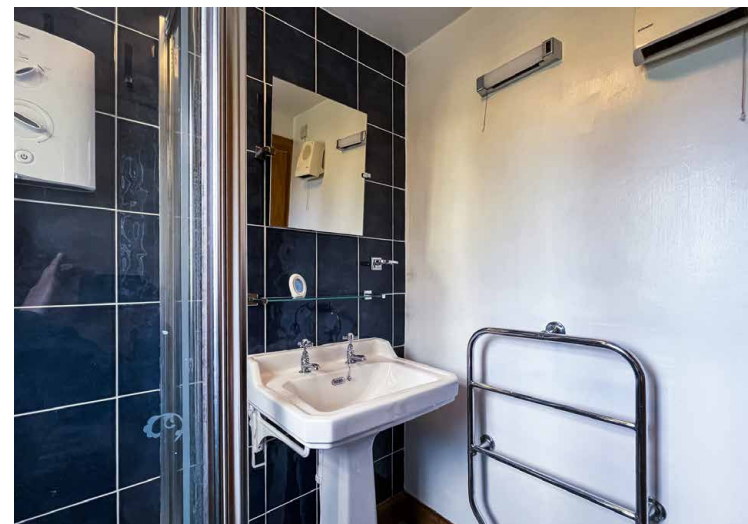
Home Report Value - £190,000

Viewing: By appointment call [0131 555 7055](tel:01315557055) to arrange.





"...a living room where multiple windows and warm natural pine finishings create a bright and characterful sitting area arranged around a rustic feature fireplace..."







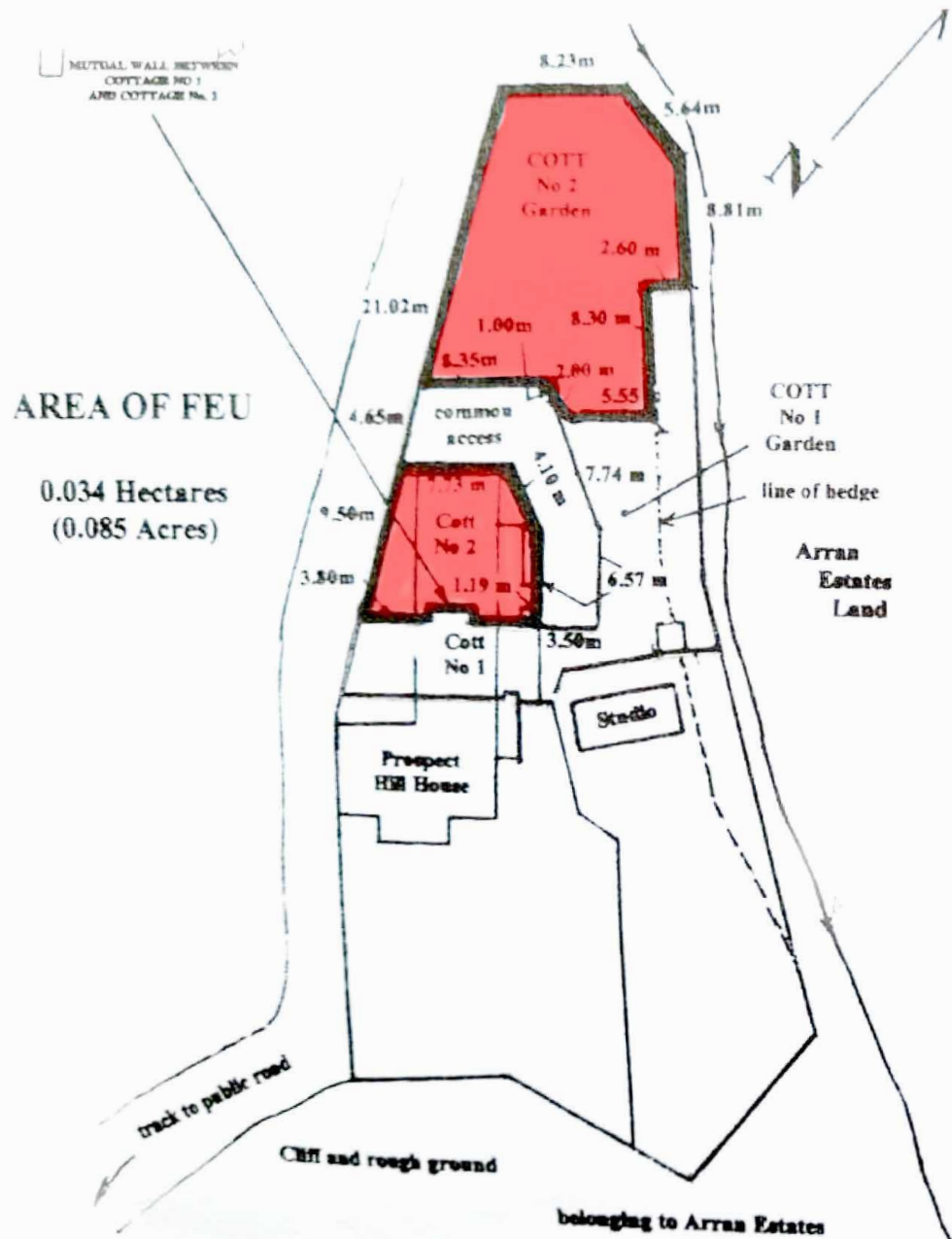
Lamlash, Isle of Arran

The cottage is situated in a quiet position, in the relaxed, coastal village of Lamlash, lying on the eastern aspect of the Isle of Arran, a popular island off the west coast of Scotland.

The village has two hotels (The Glenisle & Lamlash Bay Hotel), two pubs (The Pierhead Tavern (PHT) & The Drift Inn), a local church, a newsagents, a chemist, a 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, serviced by Caledonian MacBrayne, lead to the mainland at Ardrossan throughout the day. Commuters and travellers now 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.

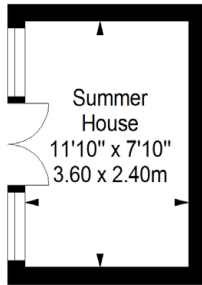
The primary school, nursery and only high school and gym campus are situated within a short level walk and further primary schooling is available in Corrie, Brodick and Whiting Bay. A frequent bus service runs around and across the island and, at Lochranza, there is the ferry terminus that allows quick access to the stunning West of Scotland via Claonaig. Kintyre here we come!



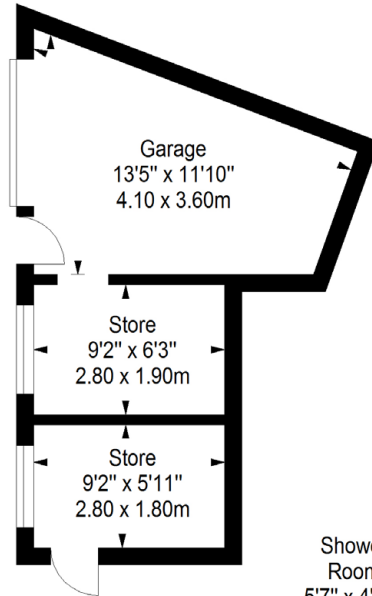


SITE PLAN
Scale 1:500

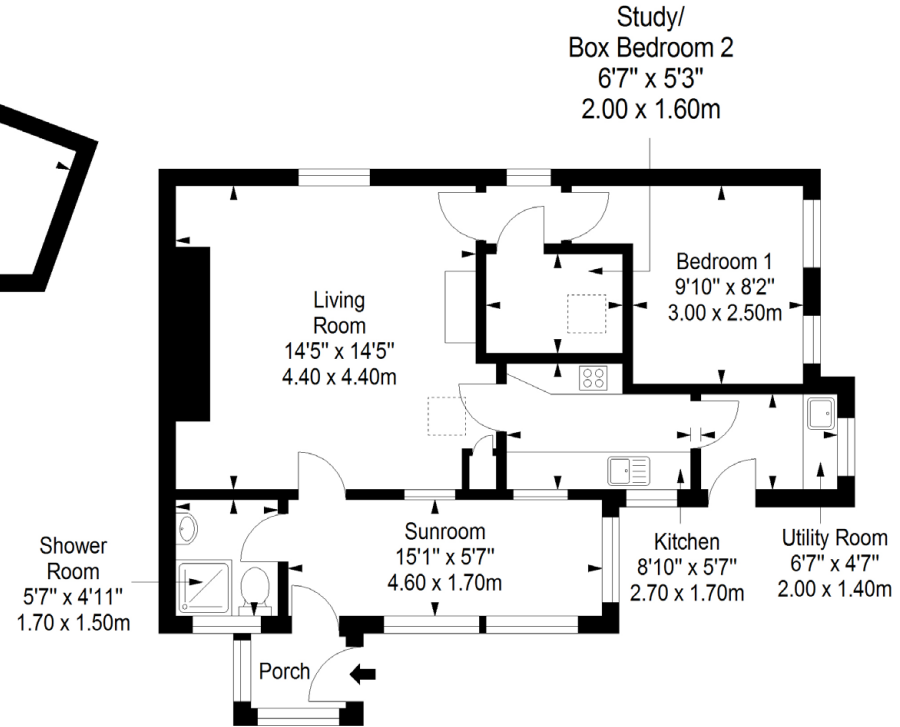
Summer House
Approx. 8.6 sq. metres (92.6 sq. feet)



Garage & Stores
Approx. 23.4 sq. metres (251.9 sq. feet)



Ground Floor
Approx. 53.7 sq. metres (578.0 sq. feet)



Total area: approx. 85.7 sq. metres (922.5 sq. feet)

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