



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



Please contact us for  
more information:

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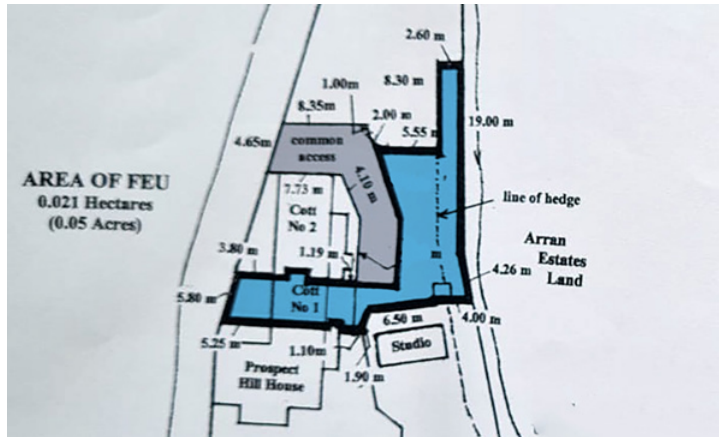
## Summary

Situated just outside Lamlash on the Isle of Arran, this studio cottage offers a living room/bedroom, a kitchen, and a bathroom, plus a private garden, a utility shed, and private parking. The property would benefit from a degree of modernisation and is sure to appeal to first-time buyers or for those looking for a second home, a holiday home, or an Airbnb rental. The home lies a short walk along Shore Road into Lamlash, where reliable amenities can be found. The property also has potential for development by opening up the studio area into the cupboard/hallway (STPP).



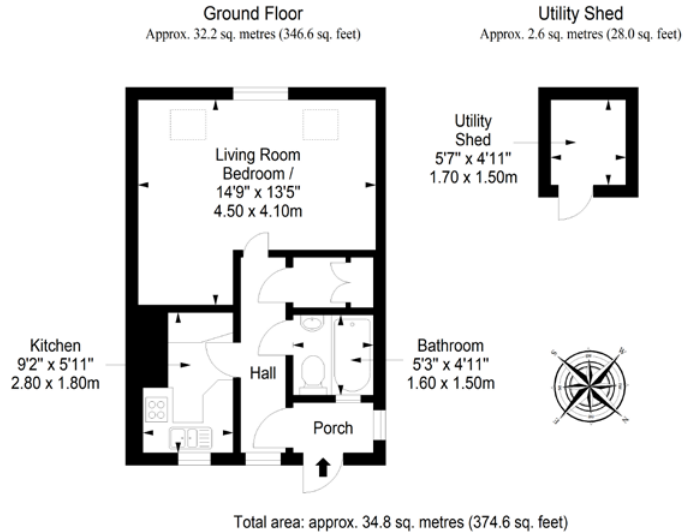
## Features

- Studio cottage just outside Lamlash
- Excellent opportunity for modernisation
- Entrance porch and hall with built-in storage
- Good-sized living room/bedroom
- Classically styled kitchen
- Bathroom with shower-over-bath
- Private gardens with utility shed
- Private parking for two vehicles
- Electric storage heaters
- Replaced double-glazed windows
- Woodworm Guarantee (Attached to Home Report)



**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 & 2.

# Floorplan



EPC Rating - E | Council Tax band - A | Home Report value - £95,000

*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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[www.watermans.co.uk](http://www.watermans.co.uk)

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