



Watermans

# Myrtlebank, Bungalow Road

Lamlash, Isle of Arran, North Ayrshire, KA27, UK





# Overview

**A magnificent 1910 sandstone villa positioned to command breathtaking views of Holy Isle and Lamlash Bay**

This substantial three-bedroom detached residence sits majestically on an elevated plot in the heart of Lamlash, Isle of Arran. Meticulously renovated to preserve its historical integrity while introducing modern sophistication, Myrtlebank represents an exceptional marriage of traditional Scottish architecture and contemporary design. The property features twin open fireplaces, a bespoke timber conservatory, handcrafted hardwood sash windows, and a designer Italian kitchen. A private driveway leads to ample parking and a double garage, while beautifully maintained gardens surround this distinguished residence.

## Additional information

Recent upgrades include comprehensive ground floor remodeling, new oil central heating system with stylish column radiators throughout, designer Italian kitchen installation, creation of two luxury shower rooms, replacement of all windows with handmade hardwood sash double-glazing, and a new conservatory. The décor throughout exhibits minimalist quality with fresh, sophisticated finishes. Furniture available by separate negotiation.

Myrtlebank stands as a rare opportunity to acquire a property where traditional charm and substantial construction have been masterfully transformed into a residence of impeccable taste and quality.





# Kitchen & Dining

The heart of this exceptional home is undoubtedly the Italian-designed kitchen with its seamless integrated appliances and understated elegance. A dining island serves as a casual gathering spot, while the more formal dining area boasts a beautiful brick fireplace with open fire—ensuring memorable entertaining experiences. A feature spiral staircase rises gracefully from the kitchen to an upstairs utility room that offers potential for conversion to a fourth bedroom. Adjoining the kitchen is the boot room which also acts as a back porch to the driveway.



# Living Areas

The moment you cross the threshold, Myrtlebank reveals its contemporary transformation. What was once two separate reception rooms has been artfully remodeled into a spacious, wrap-around living area that exemplifies modern open-plan living. High ceilings enhance the sense of space, while twin open fireplaces at each gable wall provide both warmth and visual focal points. An extensive library wall offers the perfect showcase for literary collections, creating a truly relaxing atmosphere. Triple-aspect windows frame stunning bay views, flooding the space with natural light.











## Shower Rooms

Two impeccably designed shower rooms continue the home's sophisticated contemporary aesthetic. The ground floor facility features wall-hung toilet and bidet, walk-in power shower, and an Italian marble vanity unit with inset basin. Fully tiled in gloss white with contemporary border accents and finished with fine mahogany flooring, it exemplifies luxury bathing. The first-floor shower room maintains this exceptional standard, conveniently servicing the bedrooms.

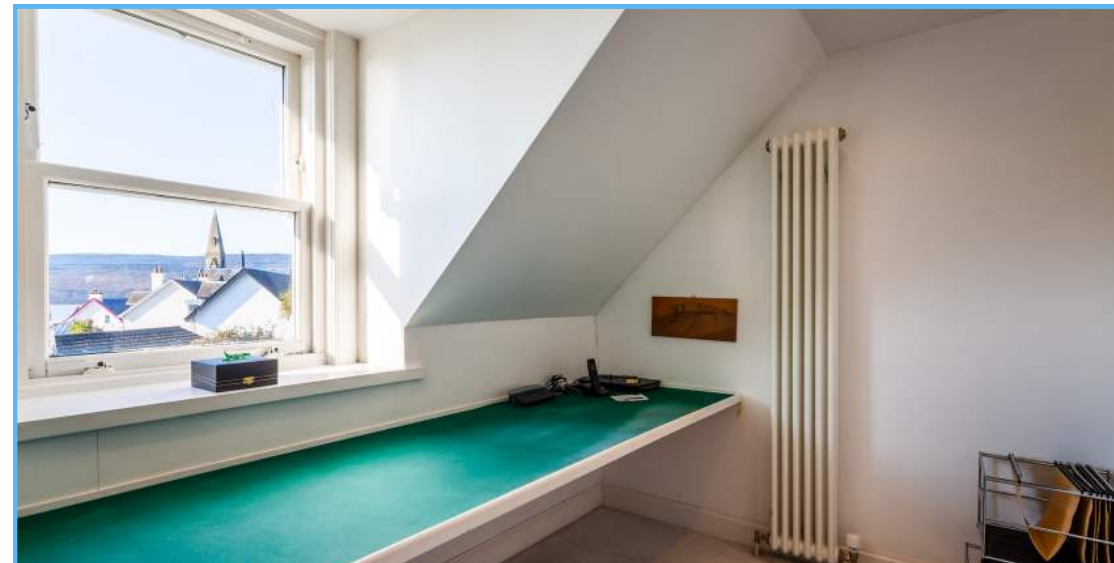






# Bedrooms & Study

The first floor preserves the authentic character of this traditional Scottish villa with its sloping ceilings and dormer windows. The master bedroom offers a deeply relaxing retreat with characterful architectural features and enchanting bay views. A second double bedroom of similar proportions features a distinctive L-shaped layout, while between these two rooms lies a generous study with bespoke desk area that could easily serve as a comfortable single bedroom.







## Conservatory

The crowning jewel of Myrtlebank is the spectacular bespoke conservatory spanning the entire south-facing gable wall. Crafted from solid timber with sealed double-glazed units, this magnificent space epitomizes the meticulous attention to detail evident throughout the property's renovation. Here, one can fully appreciate the panoramic views of Lamlash Bay and Holy Isle in absolute comfort year-round.



# Garden Space



The exterior grounds match the interior's excellence with thoughtfully designed outdoor living spaces. To the front, an elevated paved patio provides the perfect vantage point to appreciate the breathtaking Lamlash Bay panorama. The rear garden offers privacy with its well-maintained lawn surrounded by mature trees and shrubs. The property's double garage with electric doors and spacious driveway provide ample secure parking for multiple vehicles.







# Lamlash

This delightful villa is situated in a super 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 the 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/Troon. Both have a main line rail station and are approximately 30 miles from Glasgow City Centre. 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 the only High School and Gym Campus are situated within the village 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!







## Approximate Total Area

203 sq.m.

The floorplan is for illustrative purposes. All measurements are highly reliable but not guaranteed.



Home Report Value - £450,000



# Don't miss out!

**20%**  
DISCOUNT

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

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