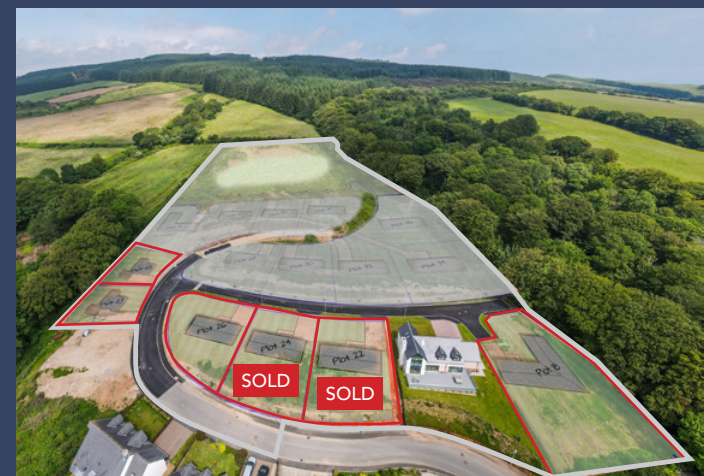


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Watermans

Plots 18, 26, 27 & 29 Margnaheglis
Lamlash, Isle of Arran, KA27 8LJ

Plots 18,26,27 & 29 at Margnaheglish

Enjoying an elevated position in Margnaheglish, above scenic Lamlash Bay, these six fully serviced development plots present a fabulous opportunity to self-build an outstanding modern home, in a stunning coastal setting.

Varying in size from 554m² to 1181m², the plots include all services, allowing building to commence immediately. Roads within the development are surfaced, with street lights to be added shortly.

All plots come with planning permission in place and current, and copies of this documentation can be provided on request. When it comes to individual design, the existing planning permission incorporates a degree of flexibility, allowing the new owner to create a stunning island home according to their personal requirements and taste. This offers a wonderful opportunity, with endless possibilities, to build a unique, contemporary property, to a high specification, and within an exclusive coastal address.

Plot	Size	Plot	Size
18	1181 m ²	26	753 m ²
22	644 m ²	27	568 m ²
24	611 m ²	29	554 m ²

N.B. It may be possible to purchase plots 27 and 29 together, to allow for one larger property to be built (Subject to Planning Permission).

Features

- Six individual plots in Margnaheglish
- Plots ranging from 554m² to 1181m²
- Picturesque coastal town
- Elevated position over Lamlash Bay
- Sought-after residential setting
- Local amenities and schools
- Swift ferry access to Ardrossan

Promising a sought-after relaxed coastal lifestyle, a bespoke property within this stunning location could represent an idyllic seaside home or, alternatively, a lucrative rental or holiday-let investment. Leading the way with inspiring contemporary design, the property built on plot no. 20 showcases the exceptional standard and outstanding specification achievable. Comparable holiday homes on the island currently let for approximately £1500-2000 per week, and are occupied during the majority of the year.

The plots on Kilbride Road offer the best of both worlds; a tranquil village location, surrounded by scenic countryside and close to the picturesque coastline, yet within easy reach of excellent local amenities, schools, and transport links around the island. For commuting professionals, a ferry crossing from Brodick Terminal will take you to mainland Ardrossan within an hour, from where there is swift rail and road access to the city of Glasgow and beyond.

The pretty coastal village of Lamlash offers a wonderful village lifestyle for those seeking a relaxed way of life in a well-connected setting. The village boasts a golf club and a yacht club and Lamlash Bay provides a safe mooring for boats. There are superb walks around the village and throughout Arran's breath-taking countryside, including the magnificent Arran Coastal Way.

Viewing: By appointment call [01770 461682](tel:01770461682) to arrange.





View from Plot 18



Completed House on Plot 20 as Example (Not For Sale)



View from Balcony of Plot 20







Plot 27

Plot 29

Plot 27 and Plot 29



Lamlash

These fantastic building plots are situated in an elevated position, 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 local church, a newsagents, a chemist, medical centre, the only hospital on the island and the refurbished 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. 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. 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!





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These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.