



Letter Cottage, Laigh Letter
Lamlash, Isle of Arran
North Ayrshire, KA27 8NE



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more information:

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Property Summary

Enjoying a quiet location in Lamlash on the Isle of Arran, this unique, mid-terraced cottage offers two bedrooms, a living room, a kitchen, and a shower room, plus a plot of land currently housing a static caravan (with electricity and water), gardens, drying green and private parking. The cottage would now benefit from a degree of modernisation, giving the new owner an exciting blank canvas to style to their own tastes and requirements.

The front door opens directly into the cottage's living room, where space is provided for a choice of lounge furniture layouts, and a striking original Aga (not working) creates a beautiful focal point in the room. Although it is currently not working, the Aga could be restored by the new owner to create a magnificent feature in the space. The kitchen is conveniently connected to the living room and is fitted with cabinets and workspace, with appliances comprising a cooker, fridge/freezer, washing machine, and tumble dryer included in the sale. A shower room completes the ground-floor accommodation and comprises a corner shower enclosure and a WC-suite.

Features

- Mid-terraced cottage in Lamlash
- Opportunity for modernisation
- Living room with striking original Aga (not working)
- Bright kitchen
- Two bedrooms (one with fitted storage)
- Three-piece shower room
- Adjacent plot of land with excellent potential
- Off-road parking for two cars
- Static caravan, gardens and drying green
- Air-source heat pump
- Easy walk into heart of Lamlash







“Both bedrooms offer space for freestanding bedroom furniture and one has the lovely feature of a fireplace”



On the first floor, a landing leads to two double bedrooms. Both bedrooms offer space for freestanding bedroom furniture and one has the lovely feature of a fireplace, whilst the other includes fitted storage. The home is kept warm by an air-source heating system.

NB: Furnishings to Remain:

Living room - 2 x couches, TV unit, coffee table, and console table

Kitchen - upright fridge/freezer, washing machine, tumble dryer, and freestanding cooker

Bedroom one - overhead bed unit, double bed, wardrobe, and 2 sets of drawers

Bedroom two - sofa bed

Externally, the property is accompanied by an adjacent plot of land which currently houses a static caravan. This land could be utilised by the new owner in a number of ways, including as a garden, or the existing caravan could be replaced with a more modern unit and used for letting/Airbnb. The land could also be cleared to create a potential building plot, subject to the correct permissions. There is off-road parking for two cars.





The Drying Green



The Area

This very unique cottage is situated in a quiet 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 local church, 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. 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 a very 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



glenisle
hotel & restaurant

Glenisle hotel: 01770 600559

Use code **WATERMANSLEN20** to enjoy a 20% discount

Don't miss out!

20% DISCOUNT

If you are visiting the Isle of Arran to view this property, the Glenisle Hotel in Lamlash is an exclusive offer for Watermans' clients. Please call the hotel on 01770 600559 and quote the code **WATERMANSLEN20** to enjoy a 20% discount on both accommodation and dining. The code also applies to non-residents for coffee/lunch/dinner – just mention **WATERMANSLEN20** 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!

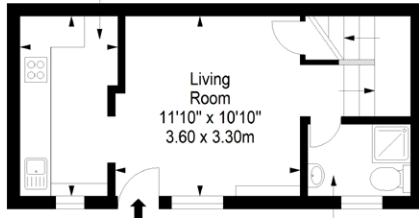
* Offer not valid on event days

Floorplan

Ground Floor

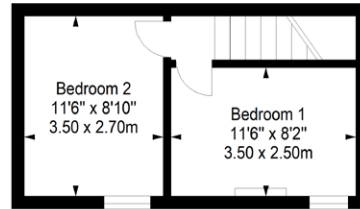
Approx. 26.6 sq. metres (286.3 sq. feet)

Kitchen
10'10" x 6'3"
3.30 x 1.90m



First Floor

Approx. 22.6 sq. metres (243.3 sq. feet)



Total area: approx. 49.2 sq. metres (529.6 sq. feet)

Price & Viewings

Please refer to our website
www.watermans.co.uk

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Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 483 8325
westcoast@watermans.co.uk

ēspc rightmove  Zoopla.co.uk

EPC Rating - F | Council tax band - B | Home report Value - £170,000

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