

11, Hillside Terrace,
Lamlash,
Isle Of Arran,
KA27 8ND







Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

3 Bed
House - End Terrace
located in Lamlash

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Hillside Terrace offers an excellent opportunity to acquire a spacious and peaceful three-bedroom family home in the popular village of Lamlash. Ideally suited to family living, the property provides well-proportioned accommodation, including three generous double bedrooms, with plenty of scope to create a comfortable and welcoming home.

Occupying a quiet position on the outskirts of the village, Hillside Terrace enjoys a peaceful setting while being within easy walking distance of Lamlash's local amenities, schools and recreational facilities. The village has a strong community feel and is a particularly popular choice for families looking to enjoy a relaxed island lifestyle.

The property would benefit from a degree of refurbishment and modernisation, offering the new owner an exciting opportunity to put their own stamp on the accommodation and enhance the property to suit their individual taste and requirements.

With its peaceful location, generous bedroom accommodation and excellent family-friendly setting, Hillside Terrace presents a fantastic opportunity for those looking for a family home with scope for improvement in one of Arran's most desirable villages.

Entrance Hall
6'7"x 14'11"
Spacious hallway with storage cupboard, with potential to create additional cupboards under the stairs.

Bathroom
6'7" x 5'6"
A handy ground floor bathroom with bath, toilet and sink. Frosted window to the rear.

Lounge/Dining Room
11'5" x 17'1"
A good sized room with an open fire and views over the front garden and the Holy Isle.

Kitchen
8'10" x 13'8"
A practical kitchen with space for a cooker and plumbing for a washing machine.

Rear Entrance Hall
3'0" x 8'9"
Useful access from the rear and space to hang coats and a cupboard that houses the hot water cylinder

Bedroom 1
14'2" x 8'7" overall
A generously sized, front-facing bedroom featuring a built-in wardrobe and views extending towards the Holy Isle. There is also potential to create an en-suite WC, subject to the necessary permissions and consents.

Bedroom 2
8'9" x 12'7"
A second good sized double bedroom with elevated views over the rooftops and towards Holy Isle

Bedroom 3
11'2" x 12'0" overall
Another well-proportioned double bedroom, enjoying pleasant rear-facing views and benefiting from a built-in wardrobe providing storage.

Upper Hall
12'0" x 6'7" overall
A bright and airy upper hallway, enhanced by a stairwell window which floods the space with natural light. There is also a large storage cupboard, along with the exciting potential to create a family shower room, subject to the necessary permissions and consents.

Garden
As the end-terraced property, No. 11 enjoys the added benefit of a generous garden, thoughtfully terraced and predominantly laid to lawn, with established hedging providing a pleasant degree of privacy and definition. Vehicle parking is currently available on the street; however, the property offers excellent potential to create a private driveway and off-road parking within the grounds, subject to any necessary permissions. This would further enhance the convenience and appeal of the property.

Services
11 Hillside Terrace is connected to mains electricity, water and drainage. Central heating is by modern high heat-retention electric storage and panel heaters that provide efficient, controllable heating. Hot water is supplied by an electric system, while electricity is supplemented by photovoltaic solar panels which are supported by a battery, contributing to improved energy efficiency and lower energy consumption.

Council tax
The property is rated "B" band paying £1311.20 in 2026 / 2027

A little more information
11 Hillside Terrace is located in Lamlash.







Amenities within the village are just a short distance away and there is easy walking access to a bus stop nearby. Lamlash has a small Co-op with an instore post office, various places to dine out, gift shops, hairdressers, newsagents and hardware shop. Lamlash also has its own 18 hole golf course, bowling green, tennis court, excellent boating and water facilities. Lamlash is home to the island's cottage hospital, medical centre, police station, fire and coastguard stations. Arran High school with UHI Argyll hub is located almost next door, along with the primary school and early years classes.

The Isle of Arran is a place where you can find a little bit of everything you could ever want from a Scottish island; an ever-changing coastline, dramatic mountain peaks, sheltered beaches, verdant forests, great cultural festivals and a wealth of tasty local produce.

Floor Plan

Floor plan is not to scale and is to be used for guidance only. Room sizes are approximate.

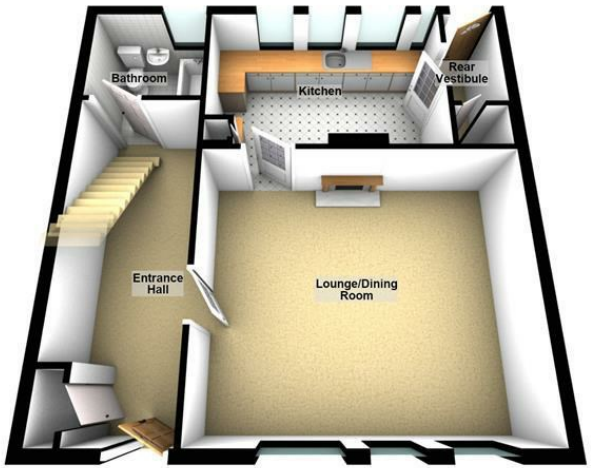
Viewings by appointment

Please note that viewings are strictly by appointment.
The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be set. These particulars are believed to be correct but their accuracy is not guaranteed and they should not form or constitute any part of any contract.

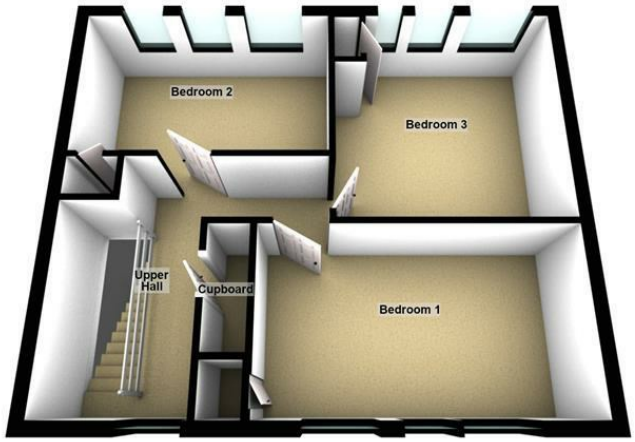
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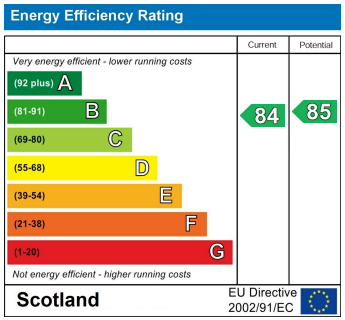
Every 3 metre square of the world has been given a unique combination of three words.
Used for navigation, here are the words for this property:
What3words///skirtin.bootleg.luckier

11 Hillside Terrace



First Floor





DIRECTIONS

From Brodick Pier turn left and proceed to Lamlash. Travel through the village and turn right at the Lamlash Bay Hotel and proceed along Park Terrace opposite the playing fields. Turn first right up Hillside Terrace where Number 11 is located around the corner toward the end of the road on the left hand side.

CONTACT

Invercloy House Brodick
Isle of Arran
North Ayrshire
KA27 8AJ

E: sales@arranestateagents.co.uk
T: 01770 302310
www.arranestateagents.co.uk

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