

The Mail Barn
30, Hamilton Terrace,
Lamlash,
Isle of Arran,
KA27 8LR





Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

Two stylish self-contained apartments 'The Mail Barn' located in Lamlash









A UNIQUE ARRAN PROPERTY WITH EXCEPTIONAL FLEXIBILITY AND INCOME POTENTIAL

Beautifully renovated, stunningly presented and ready to move straight into! This is a fantastic opportunity to own a versatile property in the heart of Lamlash, combining a beautiful home with the added benefit of an integral holiday let. Live in the two-bedroom upper apartment and generate an income from the one-bedroom apartment below, or reverse the arrangement to suit your needs. Equally, the property could be enjoyed as one larger home or operated as two separate letting apartments.
Once home to the Mail Barn for Lamlash Post Office, 30 Hamilton Terrace has been thoughtfully transformed into two stylish, modern apartments. Beautifully finished and tastefully decorated, the interiors reflect the natural tones and character of Arran, creating welcoming spaces that are both contemporary and comfortable.
The quality of the renovation is evident throughout, with each apartment finished and equipped to a high standard. The property is currently used as a private home alongside a holiday let, offering an appealing combination of island living and income potential. With the relevant consents and Short-Term Let licensing in place, together with a loyal following of repeat guests, it presents an exciting opportunity for those looking to step straight into an established letting venture. A turnkey sale is available, including the majority of the contents, furniture, white goods, bed linen and rental business, subject to agreement.
Whether you are seeking a stylish island home, a property with an income-generating advantage, or a flexible investment with several possibilities, 30 Hamilton Terrace offers a rare opportunity to enjoy the best of Lamlash living while making your property work for you.

Main Entrance
7'1" x 3'11"
The main entrance on the ground floor opens into a shared vestibule and with secure access to each apartment The Mail Barn on the ground floor and Mail Barn Studio on the upper floor.

MAIL BARN APARTMENT

Entrance hallway
7'3" x 6'5" overall
The door to the ground floor apartment opens into hallway where there is space for outdoor gear and a handy understair cupboard

Living space with kitchen area
11'1" x 26'0"
A glazed door opens off the hallway into a spacious open plan living area with fully fitted kitchen. This inclusive living space benefits from a picture window to the front and patio doors opening out to the patio area to the rear making it a light and bright airy room.
The contemporary kitchen area is fully fitted with wall and base units integrated electric hob and oven, free standing fridge freezer and washing machine and a wide breakfast bar for dining.

Bedroom
10'6" x 14'2" overall
Overlooking the rear garden with a feature picture wall there is a spacious double bedroom with ensuite bathroom.

Ensuite bathroom
7'1" x 7'8" overall
The ensuite bathroom is fitted with a contemporary white sink and bath with shower over.

Toilet
3'1" x 3'10"
A separate W.C off with sink off the hallway completes the accommodation.

MAIL BARN STUDIO
From the shared vestibule, stairs lead up to the upper floor and hallway of the second self contained apartment. The central hallway access all the accommodation within.

Upper hallway
7'8" x 3'1" approximately
The stairs from the main vestibule with window to the side of the villa open into the central hallway accessing all the accommodation within.

Utility Kitchen
10'7" x 8'1"
To the front there a good-sized utility kitchen.

Lounge
10'9" x 14'6"
The airy spacious lounge to the front over looks Hamilton Terrace and the Ship House with a picture window and vaulted cathedral timber ceiling and has plenty of space for a dining table.

Bedroom 1
10'9" x 10'11"
Bedroom with window to the rear and a stunning feature picture wall and bedside lighting, this spacious double bedroom also benefits from a built in wardrobe.







Bedroom 2

10'7" x 8'4"

Also overlooking the rear gardens this double/ twin room has been uniquely decorated with another feature picture wall.

Shower room

7'1" x 5'3"

A contemporary shower room with white suite and window to the side of the villa completes the accommodation on this upper floor apartment.

Floor Plan

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

Garden

The garden is very low maintenance to the front there is space for a seat and on street parking. To the rear of 30 Hamilton terrace there is a patio area and terraced patio area with a metal shed. The pathway to the side is shared with neighbouring properties for access to their gardens. Further parking is available nearby on the street or with the public car park to the front of Hamilton Terrace.

Services

30 Hamilton Terrace is connected to mains water, electricity and drainage. Hot water and heating is by electric with a wet radiator system throughout, supplemented by panel heaters and an electric stove within the upper lounge.

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.



30 Hamilton Terrace, Lamlash, Isle of Arran, KA27 8LR

A little more information

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.

Tucked to the rear of the iconic Hamilton Terrace, the property enjoys a wonderfully central position in the popular village of Lamlash. Pubs, tearooms, independent shops, hairdressers and the Co-op, which incorporates a Post Office, are all within an easy stroll. The village is also home to the island's cottage hospital, dental practice, police station, coastguard and lifeboat stations, as well as an Early Years nursery, primary school, medical centre and the island's secondary school.

For leisure, Lamlash offers an excellent choice of facilities, including an 18-hole golf course, bowling green, tennis courts and watersports on the beautiful bay, with Holy Isle providing a breathtaking backdrop.

Short term let holiday license

30 Hamilton Terrace comes with a short-term let license, presenting a unique opportunity for those considering rental options. Although not being sold as a business, the property could be offered as a turnkey solution, with all fixtures, fittings, furniture, and equipment available by separate negotiation.
* The STL License is issued by North Ayrshire Council and if the new buyer wishes to continue operating the cottage as a STL, our seller (Host) will apply for a Variation of the licence, inviting North Ayrshire Council to substitute the new buyer as the Host.

Cal Mac travel details

If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.
Caledonian MacBrayne Tel: 01770 460 361 www.calmac.co.uk

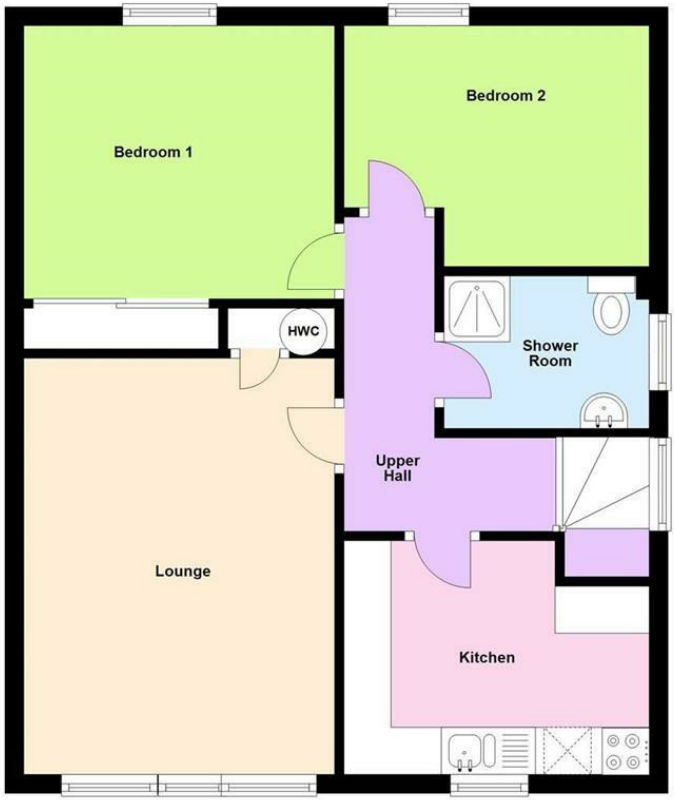




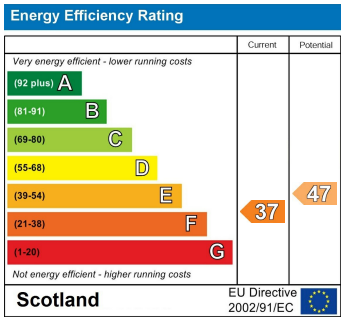




30 Hamilton Terrace Ground Floor



30 Hamilton Terrace First Floor



DIRECTIONS

From Brodick Pier turn left and proceed to Lamlash. Drive to the centre of the village, Hamilton Terrace is located on the right hand side immediately before the car park at the Ship House and 30 Hamilton Terrace is located towards the westerly end at the rear. Vehicular access to the property is along the westerly gable of the front houses and round the rear to the parking area in front of the house. Pedestrian access is also possible along the easterly gable of the front terrace.

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