



4, Glenraig Place,
Lamlash,
Isle of Arran,
KA27 8PJ



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

2 Bedroom Semi-detached home Lamlash



No. 4 is located in the popular cul-de-sac of Glencaig Place, Lamlash, on the picturesque Isle of Arran. This delightful semi-detached home offers a perfect blend of comfort and convenience. Built in the early 2000's, the property is well-maintained and presents a modern aesthetic that is both inviting and practical.

With two cosy bedrooms and a well-appointed bathroom, this cottage is ideal for first-time buyers seeking their dream home or those looking for a peaceful retirement retreat. The bright reception room provides a warm and welcoming space, perfect for relaxing or entertaining guests. The corner plot enhances the property's appeal, offering a sense of privacy and a lovely outdoor area to enjoy the fresh island air.

Situated close to village amenities, residents will find themselves just a short stroll away from local shops, cafes, and essential services, making daily life both convenient and enjoyable. The surrounding area boasts stunning natural beauty, with opportunities for outdoor activities such as walking, cycling, and exploring the breathtaking coastline.

This wonderful home is not just a house; it is a place to create lasting memories. Whether you are looking to settle down or seeking a tranquil getaway, this property is a wonderful opportunity to embrace the serene lifestyle that the Isle of Arran has to offer.

4 GLENCRAIG PLACE

Entrance Porch

4'7" x 3'7"

A well proportioned entrance porch, with space for hanging coats, opens into the central hallway.

Entrance Hallway

12'8" x 6'6"

Accessing all the accommodation within, there full under stair storage in the hall cupboard.

The current owners keep a handy 'extra' fridge freezer in here!

Lounge / Dining Room

10'9" x 12'9"

The lounge dining room is to the front of the home, with a picture window to the Benlister hills beyond.

Kitchen

8'6" x 9'2"

Off the lounge, the kitchen is to the rear of the property with a door out to the gardens.

Fitted with wall and base units, with integrated electric oven / grill, hob and fridge freezer.

There is space and plumbing for a washing machine.

Bedroom 1

11'9" x 8'6"

Ground floor double bedroom over looking the rear gardens.

Bathroom

6'3" x 6'11"

The family bathroom on the ground floor is fully tiled and fitted with a white suite with electric shower over the bath.

Bedroom 2

14'8" x 14'2" overall

The stairs from the upper hallway open into the spacious second bedroom on the first floor with a dormer window looking across to the Benlister hills.

This lovely king size room has two large storage cupboards, one of which is currently used as an office / study.

Council Tax

The property is banded 'C' paying £2,078.36 including water and waste water.

Services

4 Glencaig Place is connected to mains electricity, water and drainage. Central heating and hot water is by electric with storage heaters and panel heaters throughout.

Garden

4 Glencaig place enjoys a low maintenance garden on a corner plot, bounded by fencing to the rear.

The gardens are mostly laid to lawn.

What3words///

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///fluffed.mock.print

A little more information

The village amenities are a short distance away from this delightful home. Lamlash has a small Co-op with an instore post office, various places to dine out, gift shops, hairdressers, newsagents and hardware shop.

Lamlash has its own 18 hole golf course, bowling green, tennis court and excellent boating and water facilities. Lamlash is also home to the island's cottage hospital, medical centre, police station, fire and coastguard station. Arran High school with UHI hub is located in Lamlash along with the primary 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.

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





FIRST FLOOR

4 GLENCRAIG PLACE

TOTAL AREA: APPROX. 64.7 SQ. METRES (696.0 SQ. FEET)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		46	83
Scotland		EU Directive 2002/91/EC	

DIRECTIONS

Leave Brodick Pier, turn left and continue to Lamlash. Travel through the village, passing Arran High School on the right, proceed over the bridge. Turn first right then as the road turns to the left number 4 Glencraig Place is on the corner on the righthand side.
 what3words:///fluffed.mock.print

CONTACT

Invercloy House Brodick
 Isle of Arran
 North Ayrshire
 KA27 8AJ

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

