





Two Hoots, The
Avenues,
Isle of Arran,
Isle of Arran
KA27 8JU

Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

Charming one bedroom semi-detached cottage LAMLASH

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Cute as a button, Two Hoots, built in 1872, is a delightful one-bedroom cottage tucked away in the ever-popular village of Lamlash. Full of charm and offering plenty of appeal, this lovely little property has the versatility to continue as a successful holiday let or become a cosy home of your own.

Lamlash is one of Arran's liveliest villages, with a wonderful mix of independent shops, cafés, restaurants and welcoming local pubs, all set against the stunning backdrop of Lamlash Bay and Holy Isle. There's always something happening, whether you fancy a stroll along the shore, a bite to eat with friends or simply soaking up the relaxed island atmosphere.

Whether you're looking for a charming island retreat, a home of your own on Arran or a property with holiday letting potential, Two Hoots is a little gem that deserves a closer look.

Hallway
5'6" x 3'4"
A small bright entrance with panel glazed door leading into the open plan lounge.

Lounge with dining area
14'7" x 14'6"
Charming open plan room with panel detailing, deep recessed windows and feature electric stove adding the the cosiness.

Kitchen (open plan from lounge)
8'3" x 5'6"
Compact but well equipped kitchen with inset electric hob and over and space for a washing machine.

Shower room
5'6" x 3'4"
A stylishly upgraded shower room with marble effect tiles and gold fixtures

Bedroom
11'9" x 16'3"
A spacious double attic bedroom with two large dormer windows allowing the natural light to flood in.
The room also enjoys plenty of built-in storage making sure everything is kept as tidy as possible

A little more information
Lamlash is a village that captures the very best of island living. Beautifully positioned around a sheltered bay, with far-reaching views across the water to the striking silhouette of Holy Isle, it is a place where everyday life feels just that little bit more special.
One of Arran's most desirable villages, Lamlash offers an appealing blend of coastal beauty, understated charm and a vibrant village atmosphere. Independent shops, welcoming cafés, excellent places to eat and a good range of everyday amenities create a wonderful sense of community, while the beach and picturesque shoreline provide the perfect backdrop for a morning stroll or a peaceful evening watching the light change across the bay.
Life here is as active or as relaxed as you choose. Spend your days exploring Arran's magnificent coastline, discovering woodland trails and mountain paths, enjoying the water or simply embracing the slower pace that makes island life so appealing. With a primary school, Arran's secondary school and the island's hospital all within the village, Lamlash combines its exceptional setting with a level of convenience that makes it an attractive choice for a permanent home, a lifestyle change or a special island retreat.
With its captivating views, welcoming community and wonderful connection to the sea and surrounding countryside, Lamlash offers more than just a beautiful place to live; it offers a lifestyle to fall in love with.

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
The cottage is just a 7 minute drive from the arrival port in Brodick.

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

Garden
To the front of Two Hoots there is a gravel off road parking area and small lawn bounded by hedging with a pathway leading to the front door and a gravel path leading to the rear of the property.
To the rear there is a gravel patio area with steps up to the gently sloping rear garden - this is laid to lawn with several mature shrubs and trees and bounded by fencing, with a concrete base suitable for a wee hut or studio.

Services
Two Hoots is connected to mains electricity, water and drainage. Heating is via wall mounted ceramic electric panel heaters throughout, and this is supplemented by electric stove in the lounge.







Short term let holiday license

Two Hoots 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.

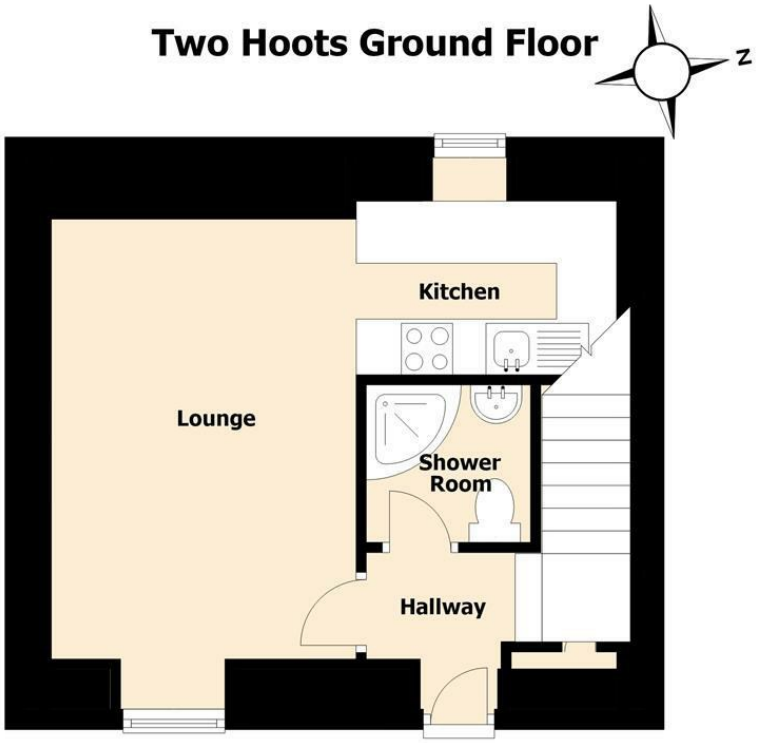
Viewings by appointment

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.

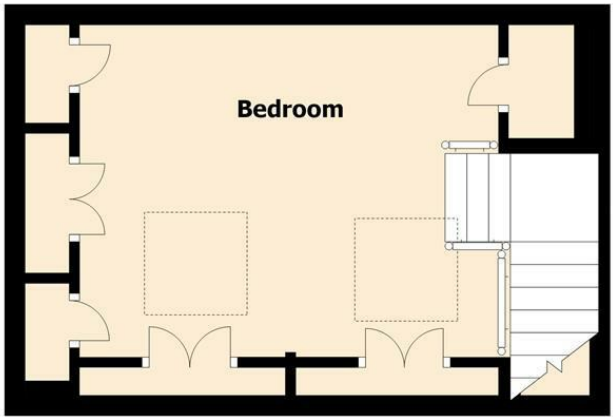
What3words///

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///parting.umpires.circus

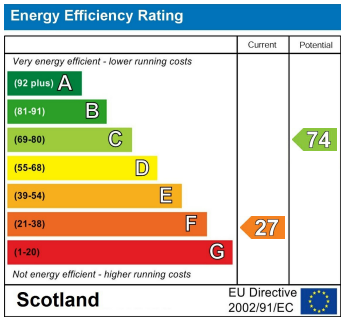
Two Hoots Ground Floor



Two Hoots First Floor



Total area: approx. 19.8 sq. metres (212.9 sq. feet)



DIRECTIONS

From Brodick Pier turn left and proceed to Lamlash. Pass the Golf Club on the left-hand side and The Avenues is approximately 200 metres further on, on the right-hand side. Two Hoots is the third cottage on the right.

CONTACT

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