



Norwood Cottage,  
Lamlash,  
Isle Of Arran,  
KA27 8JU



**Arran**  
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

## 3 / 4 Bedroom Detached Bungalow located in Lamlash



+++ UNDEROFFER+++

Newly renovated and refurbished to a high specification, the spacious family bungalow, Norwood Cottage, in the popular village of Lamlash is truly in walk-in condition, making it an ideal choice for those seeking a hassle-free move.

The property boasts a spacious layout providing ample accommodation for relaxation and entertaining or working from home. With a large lounge, kitchen / dining room, study / bedroom, three further well-appointed bedrooms and three bathrooms, it caters perfectly to family living or accommodating guests. The versatile layout allows for various configurations to suit your lifestyle needs.

One of the standout features of this home is the elevated location within the Lamlash and the fabulous views it offers. From the comfort of your sofa you can enjoy stunning vistas across the village towards Holy Isle and Lamlash Bay, creating a serene backdrop for everyday life.

Outside, the property benefits from off-road parking for two vehicles, ensuring convenience for you and your visitors. The private patio area is perfect for al fresco dining or simply enjoying the tranquil surroundings. Additionally, the low-maintenance gardens provide a lovely outdoor space without the burden of extensive upkeep.

Located close to village amenities, this cottage combines the peace of rural living with easy access to local shops and services. Whether you are looking for a family home or a tranquil retreat, this property in Lamlash is a wonderful opportunity not to be missed.

### Entrance hallway

11'11" x 11'5"

The door to the side opens into a spacious and airy central hallway, which flows effortlessly to both the kitchen and the lounge.

### Kitchen / dining room

The kitchen / dining room enjoys French doors out to the patio and a picture window which floods the room with natural light. Fully floored with 'Oake and Gray' vinyl light ash tiles, the newly installed fully fitted kitchen has high gloss cashmere coloured wall and base units with a complementary light coloured resin expansive counter top. The integrated appliances include a double oven, induction hob, fridge freezer, washing machine and dishwasher.

### Lounge

15'1" x 4'1"

A spacious family lounge, with picture window overlooking the front gardens and toward the Claulchland hills. A door from the lounge opens out into the gardens and the raised patio.

### Study / Bedroom 4

15'3" x 7'8"

Off the lounge and to the front, with picture windows taking in the views, a versatile room which could be a study / snug or even fourth bedroom.

### Cupboard

7'8" x .265'8"

Spacious cupboard housing the hot water tank and electric boiler, with plenty of room for storing anything a busy family house needs!

### Bathroom

8'10" x 8'0"

Spacious family bathroom on the ground floor fitted with vinyl tiled flooring and wet wall with a Carron p-shaped bath with shower over. The bathroom features an anthracite vanity unit with resin countertop and inset sink.

### Bedroom 1

10'9" x 14'4"

Spacious double ground floor bedroom with a window to the rear.

### Ensuite shower room

5'4" x 7'2"

With a tiled floor and wet wall board, the shower room is fitted with a low profile shower sink with vanity unit and light up heated mirror.

### Upper hallway

10'5" x 7'8"

Timber stairs lead from the entrance hallway to the upper hallway with dormer windows.

### Bedroom 2

12'11" x 15'6"

Extensive double / king size bedroom enjoys a triple aspect from the two windows and a view to Holy Isle from the large Velux roof window.

### Bedroom 3

13'1" x 14'11"

The third large bedroom also has dual aspect with dormer window to one side and a Velux roof window to the side taking in the wonderful views to Holy Isle and Lamlash Bay.

### Shower room

7'6" x 7'3"

The upper floor shower room is fitted with 'Oake and Gray' vinyl tiles and wet wall boarded with a corner shower cubicle and white suite. The view again has been maximised from the shower room to Holy Isle through large Velux window.

### Services

Norwood Cottage is connected to mains electricity, water and drainage. Central heating and hot water is by the electric SlimJim boiler with 180litre tank, supplying radiators and towel rails with TVR controls throughout.

Drainage is to a SEPA registered shared septic tank which is located within the grounds of the neighbouring property 'Norwood'.

The cottage has been renovated and refurbished to an expectational high and thoughtful standard, being rewired with the installation of outside sockets, usb sockets and led spot lighting. It has also been highly insulated throughout, with all the windows and doors being replaced with uPVC double glazing and uPVC Velux windows.

### Council tax

The property is rated "E" band paying £2,584.05 including water in 2026/27.



### Garden

Access to Norwood Cottage is via the shared driveway which leads to hard stand parking and a courtyard to the rear. To the front of the cottage there is a paved patio with door to the lounge and steps down to a relatively flat lawn area bounded by hedging and fencing. The rear/ side courtyard is private and secluded with a wall and fencing enjoying a south / westerly aspect.

### A little more information

Norwood Cottage has a slightly elevated roadside location on the edge of Lamlash and close to the amenities of the village particularly the 18-hole golf course which is a short distance away, taking in the views across the village to Holy Isle.

The village boasts many amenities including pubs, tearooms, various shops, Co-op with an internal post office and hairdressers, all within a gentle walk. It is also home to the island's cottage hospital, dental practice, police, coastguard and lifeboat stations within the village. Lamlash has its own Early Years nursery and primary school and the island's high school and medical centre. As well as the 18-hole golf course there is a bowling green, tennis courts and boating facilities in the bay.

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.

### 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:///able.shuffles.necklace

### 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.

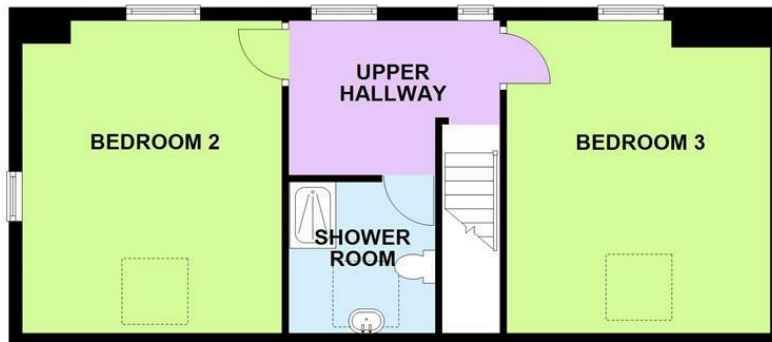
Caledonian MacBrayne Tel: 01770 460 361 [www.calmac.co.uk](http://www.calmac.co.uk)




NORWOOD COTTAGE GROUND FLOOR 



NORWOOD COTTAGE FIRST FLOOR



TOTAL AREA: APPROX. 149.7 SQ. METRES (1611.7 SQ. FEET)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>	<b>29</b>		<b>40</b>
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC 	

**DIRECTIONS**

From Brodick Pier turn left and proceed to Lamlash. On entering Lamlash, Norwood Cottage is on the right hand side, immediately after the golf club car park on the left hand side.  
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**CONTACT**

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