



13, Glenraig Place
Lamlash
Isle of Arran
KA27 8PJ



Arran
ESTATE AGENTS

ISLAND OWNED & RUN SINCE 1990

**Immaculate
2 Bedroom Home
located in
Lamlash**



13 Glenraig Place is a very charming semi-detached home located in the picturesque village of Lamlash on the Isle of Arran. This recently built property offers a perfect blend of modern living and energy efficiency, making it an excellent choice for first-time buyers or those seeking a low-maintenance lifestyle.

With two well-proportioned bedrooms, this home provides ample space for easy and comfortable living. The design focuses on practicality and ease, ensuring that you can enjoy your home without the burden of extensive upkeep. The energy-efficient features not only contribute to a sustainable lifestyle but also help to keep running costs low.

Situated in a delightful village location, you will find yourself surrounded by the natural beauty that Lamlash has to offer. The property boasts an open aspect to the rear, allowing for lovely views and a sense of tranquillity. This feature enhances the overall appeal, providing a serene backdrop for relaxation or entertaining guests.

Whether you are looking to start your journey into homeownership or seeking a peaceful retreat in a friendly community, 13 Glenraig Place (lucky for some!) is sure to meet your needs.

13 GLENCRAIG PLACE

Entrance hallway

16'10" x 5'3"

A bright and welcoming entrance through a partially glazed door, with plenty of space for hanging jackets and outdoor gear.

Lounge

13'5" x 10'8"

A lovely bright front lounge.

Kitchen

8'7" x 10'8"

A fully fitted contemporary kitchen, fully equipped with modern, shaker style wall and base units. The kitchen has an integrated fridge/freezer, hob and electric oven and under counter space for washer/dryer.

Bedroom 1

8'2" x 11'8"

A good sized double bedroom with garden views, with two storage cupboards, one of which houses the hot water tank.

Bathroom

7'5" x 7'4"

Modern bathroom with P-shaped bath and shower over.

Bedroom 2

10'6" x 17'6" overall

Master bedroom on the upper floor with dormer front and rear velux roof windows - a bright and airy space with two built in wardrobes.

Shower room

3'9" x 10'10"

A second, upper floor, modern shower room with velux window for natural light and ventilation.

Garden

13 Glenraig Place enjoys neat front gardens with off road parking and a side timber fence and gate leading to the rear.

The rear of the property is enclosed, perfect for children and pets, with a lovely open aspect and also includes a timber shed/store.

The title of the property extends down to the burn, so the current fencing can easily be re-sited if desired.

Services

The property is connected to mains electricity, water and drainage. Hot water and heating are via an air source heat pump.

Council Tax

13 Glenraig Place banded C paying £2,078.36 including water and drainage in 2026/27.

A little more information

13 Glenraig Place is located close to Lamlash village's many amenities including shops, pubs, cafés and restaurants and it is on the bus route to Lamlash, Brodick and Whiting Bay. 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 sports



facilities. It is also home to the island's cottage hospital, medical centre, police station, fire and coastguard station and Arran High school with UHI hub, 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.

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///usage.structure.roofs

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






Glenraig Place Ground Floor



Upper Floor

Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 93 |
| (81-91) B | | | |
| (69-80) C | | 76 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| 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 into Glenraig Place, follow the road around to the left, 13 Glenraig Place is on your righthand side.
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