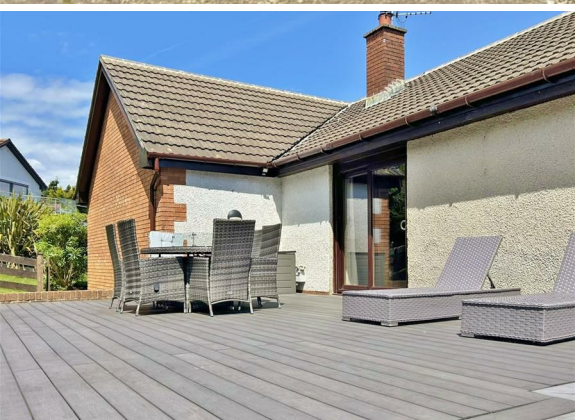




Schiehallion,  
The Avenues,  
Lamlash,  
Isle of Arran,  
KA27 8JU



**Arran**  
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

## Spacious Detached Four Bedroom Bungalow located in Lamlash



Schiehallion is nestled in The Avenues, a tranquil cul-de-sac in Lamlash, Isle of Arran. This beautifully presented, stylish bungalow offers a perfect blend of comfort and versatility. With four well-proportioned bedrooms this spacious home is ideal for families or those seeking extra space for guests, home office or hobbies. The property boasts three inviting reception rooms, including a snug and a study, providing ample room for relaxation and productivity.

The open-plan living area is designed to maximise the stunning elevated sea views, creating a serene backdrop for everyday living. The layout is adaptable, allowing for easy reconfiguration to suit your personal needs. Additionally, the bungalow features two modern bathrooms and a utility room, ensuring convenience for busy households.

Parking is a breeze with plenty of space for a few vehicles, making it perfect for families or those who enjoy entertaining. The property is in walk-in condition, meaning you can move in without the need for immediate renovations. With plenty of storage options throughout, you will find it easy to keep your living spaces tidy and organised.

Located close to village amenities, this home offers the best of both worlds: a peaceful retreat with easy access to local shops and services. Whether you are looking for a permanent residence or a holiday home, this bungalow in Lamlash is a rare find that combines comfort, style, and practicality. Don't miss the opportunity to make this exceptional property your own.

### Entrance hall

8'11" x 5'6"

The front door opens into a spacious entrance hallway with tiled floor. A glazed door opens into the hallway and onto the open plan living space.

### Utility / cloak room

5'6" x 11'9"

Off the entrance hallway the utility / cloak room is to the front of the bungalow and flooded with natural light from the dual aspect windows. Fitted with wall and base units and a sink, a handy room for storing all your outdoor gear and washing the dogs off after a walk on the beach.

### Integral garage

16'8" x 7'10"

The extensive garage can be accessed via the entrance hallway or from the up and over door to the front.

It is fitted light, power sockets and a water connection along with space and plumbing for a washing machine and plenty of room for a tumble dryer as well as a workshop area and storage.

### Hallway

10'1" x 11'9" overall

A glazed door opens into the hallway which accesses the snug and leads on, opening into the open plan living room.

### Open plan living / kitchen and dining

25'7" x 19'4"

The heart of this family bungalow and a very sociable, spacious open plan living space with dual aspect patio doors out to the gardens on the westerly side and balcony on the easterly side. It is fitted with a wood burning stove for cosy nights in, The kitchen area is defined and fitted with a wall and base units with fully integrated appliances including a dishwasher, microwave, oven/grill and full size fridge. The central island, inset with an induction hob, as well as cupboards below provided breakfast bar seating.

### Snug

11'9" x 11'9"

A versatile room, off the hallway and overlooking the side gardens, currently a cosy snug / sitting room with a bar area and cinema projector set up.

### Hallway

21'3" x 6'5" overall

To the rear of the open living room, a glazed door opens into the central hallway with two good sized built in cupboards.

### Study / studio

8'2" x 6'11"

The study / studio space has a frosted glazed door and wall and is flooded with light through the patio doors out to the balcony.

### Bedroom 1

14'7" x 12'5"

The spacious main bedroom is to the rear of the hallway and enjoys a sea view across to the Holy Isle. There is plenty of storage with a built-in wardrobe and alcove.

### Ensuite shower room

5'6" x 7'10"

Ensuite shower room is partially tiled with a large walk in shower and vanity unit.

### Bedroom 2

15'9" x 8'7" overall

Double bedroom to the rear of the bungalow overlooking the secluded gardens with a built-in wardrobe.

### Bedroom 3

10'9" x 10'10"

Double bedroom to the side with a view over the balcony and Lamlash Bay towards Clauchlands point and a built-in wardrobe

### Bedroom 4

8'4" x 11'6"

Double bedroom overlooking the gardens.



### **Bathroom**

8'2" x 6'4" overall

The family bathroom has a white suite with a dark blue vanity unit and a large bubble jet bath with shower over.

### **Basement storage**

The basement storage is accessed with an external door to the rear of the bungalow and extends throughout. There is also additional storage beneath the balcony.

### **Garden**

Schiehallion is at the end of the cul-de-sac and enjoys a large wrap around garden, with a south / westerly aspect enjoying the sun all day. To the front there is a gravel and hard driveway with off road parking for several vehicles and access to the electric car charger to the front, as well as the spacious garage via the up and over door.

The gardens are secure, private and peaceful bounded with fencing and hedging and mostly laid to lawn. To the westerly side there is a large composite deck and a paviour patio - a fabulous entertainment space - along with the private extensive composite balcony to the easterly side with views across to Holy Isle and Lamlash Bay.

There is a large timber summerhouse with power and lights (currently a music studio) and a log store within the grounds.

### **Services**

Schiehallion is connected to mains electricity, water, drainage and is fitted with an electric car charging port. Central heating and hot water is by the gas fired boiler located within the utility room, supplying radiators throughout. This is supplemented by the log burning stove in the lounge.

### **Council Tax**

The property is rated "F" band paying £3,681.73 including water and waste water in 2026/27.





Schiehallion The Avenues, Lamlash, Isle of Arran, KA27 8JU

### A little more information

Schiehallion is located on the popular 'Avenues' at the end of the cul-de-sac enjoying an elevated view across the village and Lamlash Bay. The village amenities and beach are just a short distance away and there is easy walking access to a bus stop nearby. Lamlash has a small Co-op with an instore post office, various places to dine out, gift shops, ladies' boutique, hairdressers, newsagents, and hardware shop. Lamlash also has its own 18 hole golf course, bowling green, tennis court, excellent boating, and water facilities. Lamlash is home to the island's cottage hospital, medical centre, police station, fire and coastguard stations. Arran High School with UHI hub is located nearby along with the Lamlash 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.

### 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///film.teardrop.restores

### 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)





**SCHIEHALLION**

TOTAL AREA: APPROX. 189.4 SQ. METRES (2038.3 SQ. FEET)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	64
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC 	

### 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. Schiehallion is the third house on the left.  
[what3words.com/film.teardrop.restores](http://what3words.com/film.teardrop.restores)

### CONTACT

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