

6 Arranton Place

Lamlash, Isle of Arran, KA27 8NW



Welcome

from the Watermans Team, to the property at:

6 Arranton Place

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Well-presented with tasteful modern interiors, this mid-terraced house in the coastal village of Lamlash enjoys two spacious double bedrooms with storage, a stylish bathroom, a social open-plan living/dining room (with an open fire) and a contemporary kitchen, and, externally, neatly kept gardens and unrestricted on-street parking.

We hope you love this property as much as we do.



Watermans



Summary of the accommodation

General Features

Residential address, close to village amenities,
the coast & schools
Leafy surroundings & pleasant views
Mid-terraced house with tasteful interiors

Accommodation Features

Bright entrance hall with storage
Open-plan sitting room with open fire,
central dining area, & contemporary kitchen
Rear hall with storage & garden access
2 Generous double bedrooms with storage
Attractive bathroom with shower-over-bath
Electric heating
Full double glazing

Other Features

Neatly lawned gardens, south-facing to the front
Handy shed
Unrestricted on-street parking

EPC Rating - D
Council Tax Band - A
Home Report Value - £175,000



Situated in popular Lamlash, a village hugged by sea and rugged hills, this two-bedroom mid-terraced house lies just a short stroll from open countryside, the coast, and everyday amenities.

Ideal for couples, downsizers, and young families, or as a rental investment or holiday home, the property is attractively presented with contemporary muted interiors and boasts a social open-plan living space with an open fire. Further attractions include neatly-kept gardens and unrestricted on-street parking.

Garden approach & airy entrance hall

Creating a lovely welcome to the home

The house is set back from the road, reached via a large front garden with charming picket fencing. Welcoming you into the home is an exceptionally bright entrance hall enjoying the practical features of built-in storage and oak-inspired flooring that continues seamlessly into the adjoining living area and kitchen.

Open-plan sitting room, dining area, & kitchen with garden access

Perfect for year-round social gatherings

The congenial open-plan living space occupies almost the entirety of the ground floor. Here, a south-west facing sitting area, arranged around an open fire with an enchanting period surround, flows openly into the kitchen with a central dining area creating a visual divide. Overlooking the rear garden, the kitchen is tastefully appointed with crisp-white cabinetry and an illuminated wood-toned worktop framed by fashionable metro tilework. The space comes equipped with an integrated electric oven and hob with a statement extractor hood, whilst provision is made for an undercounter fridge and washing machine. The kitchen also benefits from garden access via a rear hallway housing a utility store with space for a freezer.

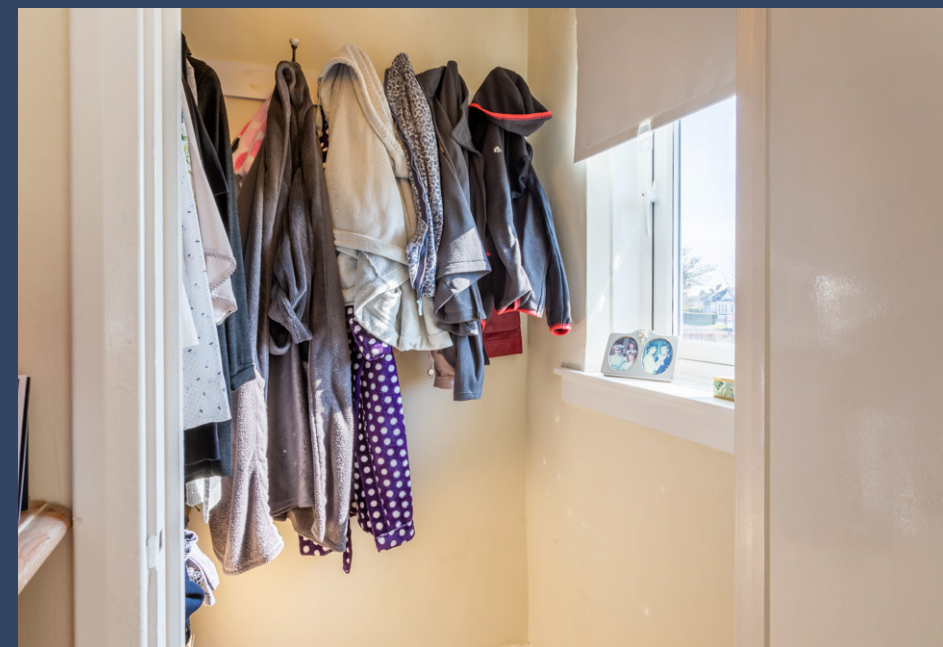




Spacious sleeping areas with tranquil neutral décor and useful storage, served by a stylish bathroom

Upstairs, a landing (with built-in storage) affords access to two comfortably carpeted double bedrooms promising good floor space for freestanding furniture. The larger bedroom is southerly-facing with views towards the Holy Isle and supplemented by a deep, naturally-lit storage cupboard. The second bedroom is rear-facing and equipped with incorporated wardrobes. Finally, a bright, modern bathroom is simply appointed in all-white with a WC, a basin and vanity unit, and a bathtub with an overhead electric shower and a chicly tiled surround.

The house is electrically heated and fully double-glazed.





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Property Name

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Location

Lamlash, Isle of Arran, KA27 8NW

Approximate total area:

74.2 sq. metres (798.6 sq. feet)

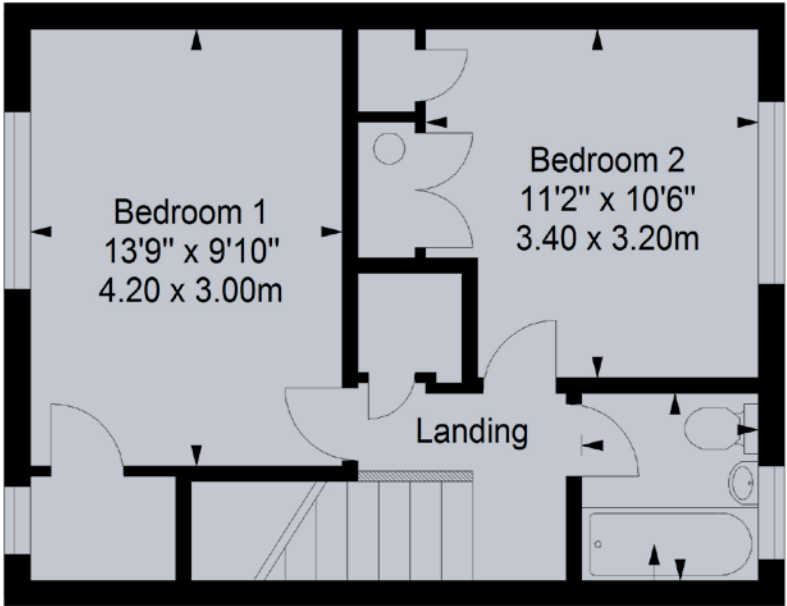
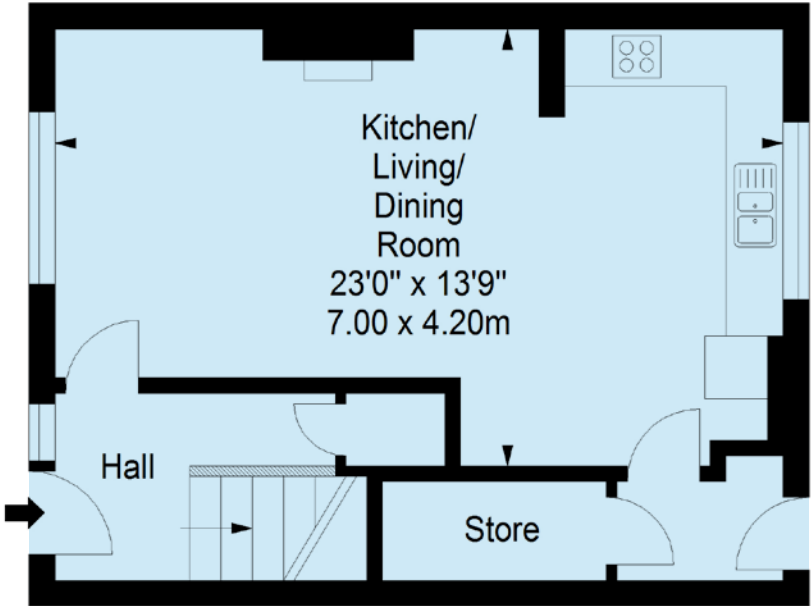
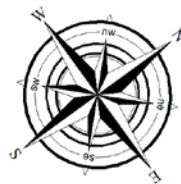
Ground Floor



First Floor



The floorplan is for illustrative purposes. All sizes are approximate.



Well-maintained gardens for relaxation and entertaining in the warmer months

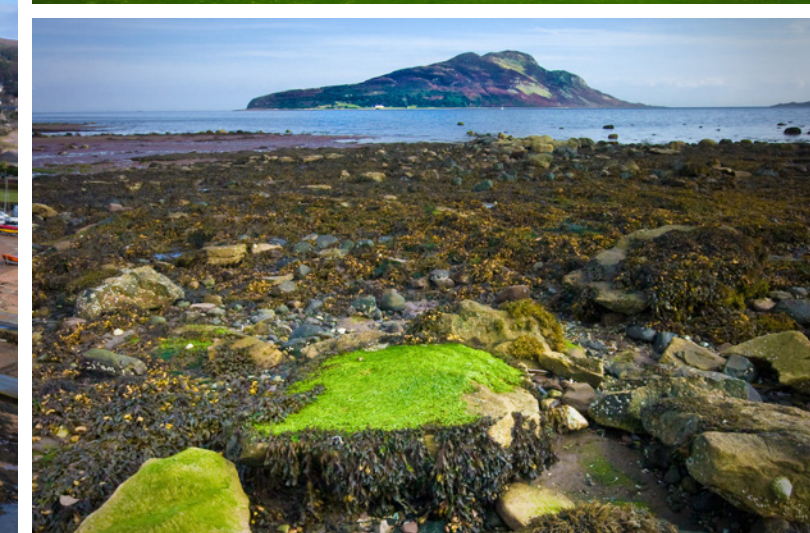
Outside, the house is complemented by a generous southerly-facing lawn to the front and a further mainly lawned garden to the rear, both with gated access. The rear garden houses a shed for external storage. On-street parking in the immediate vicinity is unrestricted.

Lamlash

This terraced property is situated in a popular location, in the relaxed, coastal village of Lamlash, which lies on the eastern aspect of the Isle of Arran, a popular island off the west coast of Scotland. The village of Lamlash has two hotels (The Glenisle & Lamlash Bay Hotel), two pubs (The Pierhead Tavern (PHT) & The Drift Inn), a local church, a newsagent, a chemist, a medical centre, the only hospital on the island and the Co-op.

Brodick, Arran's main town, has two larger Co-Op supermarkets and a full range of professional services. Brodick is the port from which regular sailings throughout the day, serviced by Caledonian MacBrayne, lead to the mainland at Ardrossan. Commuters and travellers now benefit from Road Equivalent Tariff (RET) ferry fares, which are substantially lower than before. Ardrossan has a mainline rail station, with trains to Glasgow that connect with the ferry times and is approximately 30 miles from Glasgow City Centre. Prestwick International Airport is 16 miles to the south of Ardrossan, with Glasgow International Airport 24 miles east of Ardrossan.

The Primary school, nursery and the only High School and Gym Campus are situated within a very short level walk and further Primary schooling is available in Corrie, Brodick, and Whiting Bay. A frequent bus service runs around and across the island and, at Lochranza, there is the ferry terminus that allows quick access to the stunning West of Scotland via Claonaig. Kintyre here we come!





Price & Viewings

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