



Ship House Maisonettes, Lamlash

Ship House Maisonettes is a centrally located development of 7 terraced properties each with accommodation over 2 floors comprising entrance vestibule and open plan living/dining/kitchen and on the upper floor 2 bedrooms and a shower room. Built approximately 30 years ago as holiday accommodation the maisonettes are offered for sale as full time private residences in this attractive central location close to the local amenities.

Directions: From Brodick Pier turn left and proceed to Lamlash, carry on to the centre of the village - parking in the car park adjacent to the Ship House Shop where the maisonettes are located to the rear.

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ACCOMMODATION:

Each property has a small garden to the front with multi-paned door leading to an entrance vestibule/cloaks area and thereafter into the open plan living room.



LIVING/DINING/KITCHEN AREA:

5.63m x 5.39m [18'6" x 17'8"] overall

The lounge to the front has double windows creating a spacious seating area to the rear of which is the kitchen with fitted base and wall units a stainless steel sink and built table with cupboard storage below. There is a large understair cupboard and an L-shaped pine staircase leading to the upper accommodation with large roof light window over.

BEDROOMS: each 2.53m x 3.13m [8'4" x 10'3"]

To the front of each property are 2 double bedrooms both with windows to the front and furnished with double or twin beds.

SHOWER ROOM:

Partially tiled shower room has a wash basin and single shower and separate compartment for the WC. There is a dome roof window over bringing light to both parts of the room.

SERVICES:

The property is connected to mains electricity, water and drainage.

COUNCIL TAX:

Ship House Maisonettes are currently rated commercially for holiday letting purposes and if purchased for residential use they would be reassessed for council tax.

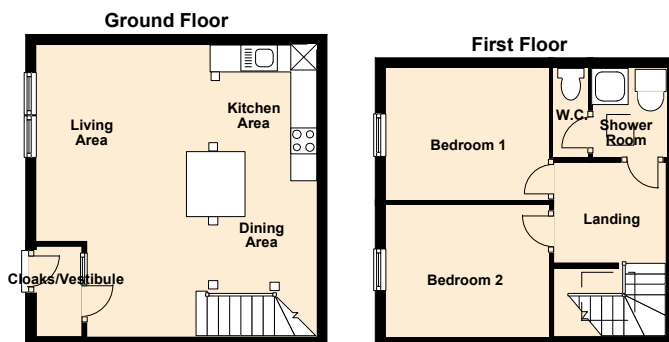
FURTHER INFORMATION:

Although originally built for holiday accommodation the maisonettes will make excellent full time residences. They come complete with carpets, furniture and equipment as seen and each property has a small garden to the front.

The maisonettes are within easy walking distance of the local primary and secondary schools as well as shops, pubs and leisure facilities which include tennis courts, bowling green, 18 hole golf course and excellent boating facilities. Lamlash is also home to the island's cottage hospital, police, fire and coastguard stations



TYPICAL MAISONETTE



FLOOR PLANS • NOT TO SCALE • FOR GUIDANCE ONLY

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 302166; www.calmac.co.uk



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The vendor or his 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.