



Lohengrin, Lamlash
Offers Over £425,000

Lohengrin, Blairbeg, Lamlash, Isle of Arran

A substantial and imposing detached bungalow in an elevated position overlooking the village of Lamlash with spectacular views towards Holy Isle and the Firth of Clyde beyond. Accommodation comprises entrance from the front patio, sun porch, reception hall, kitchen, large lounge/dining room, study, master bedroom with ensuite bathroom and three further bedrooms. Within the grounds is the former garage which has been converted to a gym incorporating a sauna. Sweeping driveway with space for parking for at least two cars. Easily maintained mature garden with shrubs. Oil fired central heating and double glazing.

Directions: On leaving Brodick Pier, turn left and proceed to Lamlash. Passing the Lamlash Golf Course on the left, take the second roadway on the right past 'The Avenues' immediately before the bus stop as you descend the hill into Lamlash. Travel to the end of the narrow track and bear left into the garden of Lohengrin.

ACCOMMODATION:

ENTRANCE / SUN LOUNGE: 2.42m x 2.94m (7'11" x 9'8")

Steps lead from the driveway to the raised patio, and entrance to the property is by the sunlounge. This bright room has full length windows overlooking the patio and garden with views beyond.

RECEPTION HALL: 9.74m x 3.37m (31'11" x 11'1") **OVERALL**

Spacious hall with oak flooring and feature LED 'starlight' downlighting incorporated in the ceiling. Built in cupboard with oak doors and access to all rooms.



View from Lohengrin

KITCHEN: 6.70m x 2.59m (22'0" x 8'6")

The large kitchen has ceramic wall and floor tiles and numerous fitted Scandinavian style wall and base units in a toning shade. Housed within the base units are the washing machine, tumble dryer and integrated dishwasher and double oven. The ceramic hob and stainless steel sink are incorporated in the beech effect worktop. Window and door to the rear.

LOUNGE DINING ROOM: 6.70m x 8.66m (22'0" x 28'5") **OVERALL**

Hardwood glazed door with side screen lead to this stunning room which has ample space for dining and living. There is a feature blonde marble fireplace presently housing an attractive gas fire and there is oak flooring throughout. The windows to the front and side afford glorious views of the ever changing picture over Lamlash Bay, Holy Isle and beyond.



BATHROOM: 2.07m x 3.63m (6'9" x 11'11")

Large family bathroom in a contemporary black and white theme with silver accents. White four piece suite including pedestal wash hand basin, W.C., shower and bath with retractable spray head fitting. Fully tiled walls, and the "granite", silver flecked, floor tiles complete the effect.

STUDY: 2.11m x 2.13m (6'11" x 7'0")

Small study/office with window to the rear.

BEDROOM 1: 2.48m x 3.65m (8'2" x 12'0")

Double or twin room with window to the rear and "starlight" ceiling lights. Built in wardrobe with hanging rail, shelf and oak doors.

BEDROOM 2: 4.11m x 3.64m (13'6" x 11'11") **OVERALL**

Large double or twin room with window to the rear. Built in wardrobe with hanging rail, shelf and oak doors.

BEDROOM 3 : 5.16m x 3.24m (16'11" x 10'8")
Plus ensuite 2.57m x 1.94m (8'5" x 6'4")

This master bedroom again benefits from views to the front. Two built in wardrobes with oak doors.

This large bedroom has an ensuite bathroom with three piece coloured suite and toning wall tiles. Window to the side.

BEDROOM 4: 2.64m x 3.25m (8'8" x 10'8")

Smaller double room with built in wardrobe and window to the front. Feature ceiling lights and oak flooring.

GYM: 3.27m x 5.89m (10'9" x 19'4")



This useful area has been converted from the former garage and currently houses a free standing sauna. The gym equipment is included in the sale. Recessed ceiling lighting, laminate flooring and window to the side.

GARDEN:

The sweeping driveway leads to parking at one side and enclosed patio to the rear bounded by open fields. To the front the landscaped embankment is stocked with mature shrubs and trees.

SERVICES:

The property is connected to mains electricity and water. Drainage is to a private septic tank within the grounds. Broadband coverage is available in this area.

COUNCIL TAX:

The property is banded 'F' paying £1664 in 2008/09

OTHER INFORMATION:

Lohengrin is a most desirable property in a sought after location. It has been recently refurbished and finished with oak flooring, skirtings and doors throughout. Included in the sale are some white goods, curtains and carpeting.

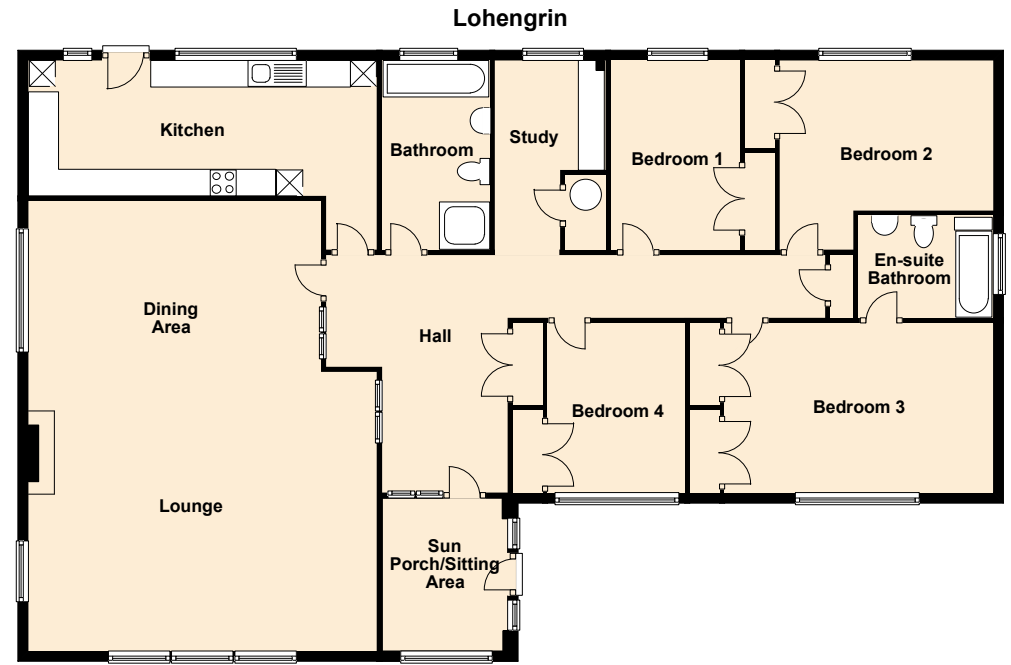
The village of Lamlash has both Primary and Secondary schools, a selection of shops, pubs and restaurants as well as leisure facilities including the 18 hole golf course, bowling green, tennis courts and excellent boating facilities in the Bay.



Bedroom 2



Sun Porch



FLOOR PLAN • 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

If you would like us to collect you at the pier we will be pleased to do so and to transport you to and from the property.



PLEASE NOTE THAT ALL VIEWING ARE STRICTLY BY APPOINTMENT ONLY
 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 a contract.

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