



**Blenheim Upper Apartment,
Lamlash**

Blenheim Upper Apartment, Lamlash, Isle of Arran.

Spacious first floor flat in the heart of the village of Lamlash. Accommodation comprises ground floor entrance vestibule, hallway with staircase to the half landing and top hall, lounge, kitchen, bathroom, and three double bedrooms. Double glazed with gas fired central heating. Patio to the rear.

DIRECTIONS: From Brodick Pier turn left and proceed to Lamlash. On entering the village, proceed along the seafront where the property is located on the seaward side of the road immediately before the bowling green.

ACCOMMODATION

GROUND FLOOR ENTRANCE VESTIBULE:

The double glazed front door leads into the entrance vestibule which has room for cloaks and window to the front. Multi pane door through to the hallway.

HALLWAY:

The hallway has a walk-in understair cupboard and staircase leading to the wide half landing and galleried top hall with window to the front. Access to all apartments.

LOUNGE:

4.16m x 7.03m [13'8" x 23'1"]

Very spacious living room with large window to the front and two side windows overlooking the bay. Open fireplace with tiled hearth and surround and doorway at the rear to the kitchen.

KITCHEN:

3.34m x 3.31m [10'11" x 10'10"]

The kitchen has cream fitted base and wall units incorporating a stainless steel sink and freestanding electric cooker. Wall mounted gas boiler giving instant hot water and supplying the central heating radiators. Vinyl flooring and windows to side and rear.

BATHROOM:

2.06m x 1.94m [6'9" x 6'4"] plus
1.37m x 1.28m [4'6" x 4'2"]

Contemporary white suite comprising bath, wash hand basin, W.C. and shower. Laminate flooring, window to the rear and roof window.

BEDROOM 1:

5.23m x 3.62m [17'2" x 11'11"]

Large double bedroom with window to the rear and walk in cupboard within the eaves. There is an open fireplace with tiled surround.

BEDROOM 2: 5.15m x 3.61m [16'11" x 11'10"]
Another large bedroom with double window.

BEDROOM 3: 4.97m x 3.70m [16'4" x 12'2"]
Further good sized bedroom with window to the front and walk in cupboard.

GARDEN:
There is a patio garden area to the rear of the building and a small lawn to the front.

SERVICES:
The property is connected to mains electricity, water and drainage. Central heating is by radiators heated by the wall mounted gas fired boiler located in the kitchen which also provides instantaneous hot water.

COUNCIL TAX:
The property is banded 'D' for Council Tax paying £1152 in 2009/10 excluding water and waste charges.

OTHER INFORMATION:
This first floor apartment is extremely spacious and enjoys superb views across Lamlash Bay to Holy Isle and beyond. It is conveniently located for the amenities of Lamlash which include a bowling green, tennis courts, local shops, hotels, 18 hole golf course and of course the excellent boating facilities in Lamlash Bay. Lamlash is also home to the local police station, fire and coastguard stations as well as the Island's cottage hospital, secondary school and Lamlash primary school.

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.



Blenheim Upper Apartment

FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY



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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 a contract.

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