

Arran Estate Agents



The Mill House, Lamblash

The Mill House, Monamore Glen, Lamlash, Isle of Arran.

Large stone villa of traditional Scottish design and construction in a rural location on the southerly outskirts of Lamlash. Accommodation comprises reception hallway, lounge, dining room, kitchen, shower room and on the upper floor two double bedrooms and a single/nursery room. Large garden to the front and side with sweeping driveway affording parking for several cars. Recently installed partial double glazing. Attractive location overlooking the Monamore hills on the outskirts of Lamlash. There is a small appended property to the rear which does not form part of the subjects of sale.

DIRECTIONS:

From Brodick Pier turn left and proceed to Lamlash. Travel through the village passing the High School on the right hand side and proceed for a further 400 metres where the Millhouse is on the right hand side immediately past the Ross Road junction.

ACCOMMODATION:

Double external doors lead to the spacious reception hallway giving access to ground floor apartments and staircase to the upper floor. To the rear is a large cupboard housing the electric central heating combi boiler.

LOUNGE: 3.39m x 4.51m [11'1" x 14'10"]

Very attractive lounge with recently installed UPVC double glazed windows to the front and side having open fire set in marble surround with cast iron period insert fire. Cornice to the ceiling and moulded chair rail to the walls.

DINING ROOM: 3.31m x 4.56m [10'10" x 15'0"]

Pleasant dining room with recently installed UPVC double glazed window to the front, sanded floors and doors to the hall and kitchen.

KITCHEN: 3.94m x 2.94m [12'11" x 9'8"] overall

The kitchen has been recently re-fitted with light coloured base and wall units with complimentary work surfaces and there is a 1 ½ bowl white porcelain sink, ceramic hob and electric oven with extract hood over. The washing machine is discreetly located within the base unit by the sink and there is an external door and window to the side garden.

SHOWER ROOM: 2.89m x 1.83m [9'6" x 6'0"]

The shower room has been tastefully fitted with beige coloured ceramic tiled floor and white suite comprising close-coupled WC, pedestal wash basin and corner shower with curved screen doors. There is a wall mounted medicine cabinet and a radiant wall heater. Window to the rear.

From the reception hallway, the curved winding staircase leads to the top hall with roof window to the rear.

BEDROOM 1: 3.39m x 4.55m [11'1" x 14'11"]

Double bedroom with dormer window to the front.

BEDROOM 2/NURSERY ROOM: 2.18m x 2.02m [7'2" x 6'8"]

Smaller single bedroom with roof window to the front.

BEDROOM 3: 3.31m x 4.53m [10'10" x 14'10"]

Further double room, also with dormer to the front.

GARDEN:

The property has a pleasant sloping front garden mainly under lawn and bounded by tall Cypress hedging, to the side the garden is enclosed with panel fencing giving privacy to the pleasant sitting areas and drying green.

SERVICES:

The property is connected to mains water, electricity and drainage. Central heating is by radiators heated by the electric boiler located below the stairs.

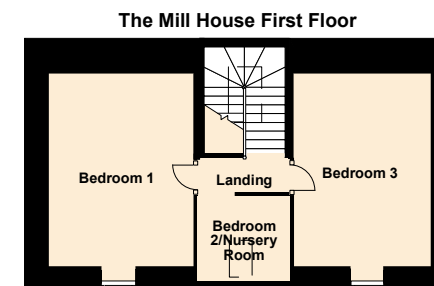
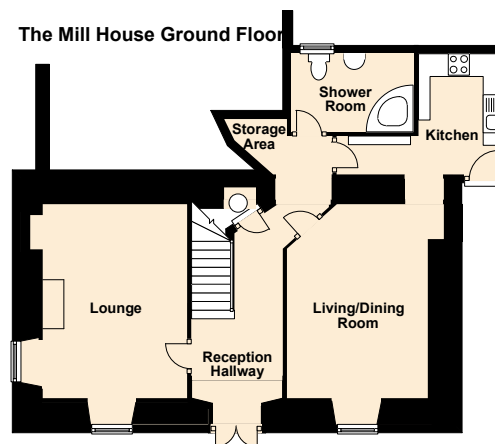
COUNCIL TAX:

As the property is currently used for holiday letting it is commercially rated and would need to be re-assessed for council tax if it is no longer let commercially.

OTHER INFORMATION:

The Mill House is on the outskirts of Lamlash being a short walk from the local shops and close to the bus route. It is also close to the secondary and primary schools and other amenities within this beautiful village include outdoor tennis and bowling facilities, shops, 18 hole golf course, coastguard, fire and police stations as well as the island's Cottage Hospital. The Mill House is approximately four miles from Brodick Pier the main ferry terminal and the main shopping centre for the island.

There is a small appended property to the rear which does not form part of the subjects of sale.



FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY

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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 VIEWINGS 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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