



14 Benlister Terrace, Lamlash

Attractive bright modern semi-detached villa in popular Benlister Estate on the outskirts of Lamlash. Accommodation including entrance porch and living room, dining kitchen, 2 double bedrooms and bathroom. Small garden with convenient offroad parking. Electric central heating. Carpets included.

Directions: From Brodick pier turn left and proceed to Lamlash. Travel through the village turning right at The Ship House shop. Follow Park Road round to the left and proceed to the end where the Benlister estate is on the right hand side and number 14 is at the top on the right.

Arran Estate Agents, Invercloy House, Brodick, Isle of Arran KA27 8AJ

01770 302310 | enquiries@arranestateagents.co.uk | www.arranestateagents.co.uk

14 Benlister Terrace, Lamlash, Isle of Arran.

ACCOMMODATION:

ENTRANCE PORCH: 1.07m x 0.96m (3'6" x 3'2")

Handy front entrance porch suitable for cloaks. Inner door to living room.



LIVING ROOM: 4.80m x 3.09m (15'9" x 10'2")

Bright room with two windows to the front. Doorway through to the kitchen.



DINING KITCHEN: 4.80m x 3.23m (15'9" x 10'7")

Large dining kitchen with substantial walk in cupboard and fitted base and wall units. Stainless steel sink with window overlooking the back garden and rear entrance door. Recently fitted vinyl flooring.

From the kitchen area the staircase leads to the small top hall.

BEDROOM 1: 4.02m x 3.11m (13'2" x 10'2")

Large double room with two windows to the front and built wardrobe extending the full depth of the room.

BEDROOM 2: 3.71m x 3.22m (12'2" x 10'7")

Further double room with window to the rear and fitted wardrobe.

BATHROOM: 1.94m x 1.73m (6'4" x 5'8")

Recently refurbished bathroom with three piece white suite including shower and screen over the bath and ceramic tiled floor and walls.

GARDEN:

The property has small front and rear gardens with space at the side to install an offroad driveway if required. There is space for parking at the front with adjacent visitor parking close by.

SERVICES:

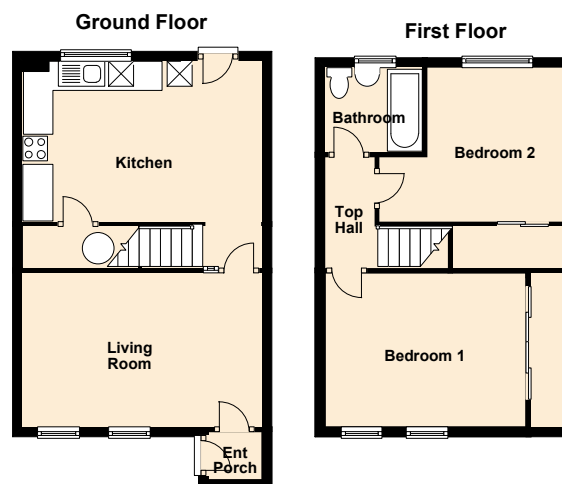
The property is connected to mains electricity, water and drainage. There is electric central heating.

COUNCIL TAX:

The property is banded "C" paying £1024 in 2009/10 excluding water and waste water charges.

OTHER INFORMATION:

Benlister estate is within a short distance of local secondary and primary schools and shops in the middle of Lamlash. Other amenities within Lamlash include tennis courts, bowling green, 18 hole golf course and excellent boating facilities within the bay. Lamlash is also the home to the island's Cottage Hospital and there are police, fire and coastguard stations in the village. It is about 3 miles from Brodick pier and the main shopping centre.



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.



ARRAN ESTATE AGENTS is the trading name for ARRAN ESTATE AGENTS LIMITED | Registered Office: 126 Drymen Road, Bearsden, Glasgow, G61 3RB

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 any contract.