

Arran Estate Agents



28 Murray Crescent, Lamlash

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Most attractive, three bedroom detached bungalow in a pleasant central location within Murray Estate. Accommodation includes entrance vestibule, lounge with dining area, large kitchen, three double bedrooms and shower room. Neat garden with tarmac driveway and garage. Double glazed throughout and electric central heating.

Directions: From Brodick Pier, turn left and proceed to Lamlash. Travel through the village, passing the high school on the right hand side, carry on for a further 200 metres and turn left into Murray Estate. Carry on down the central road in Murray Estate where No. 28 is located on the left hand side.

ACCOMMODATION:

ENTRANCE VESTIBULE: 2.31m x 1.54m (7'7" x 5'1")

Slightly elevated side entrance leads to the bright entrance vestibule with large double cupboard and window to the front. Door to the lounge.

LOUNGE / DINING ROOM: 5.91m x 4.33m (19'5" x 14'2") overall

L - shaped lounge with dining area to the rear and having open fire with brick surround and tiled hearth. Large window to the front and window to the side adjacent to the dining area. Door to the kitchen.

KITCHEN: 2.72m x 3.34m (8'11" x 10'11")

Bright kitchen with space for dining and having fitted base and wall units, double drainer stainless steel sink and electric cooker. External door to the side garden and window to the rear.

From the lounge the door leads through to the central hallway with ceiling hatch to the well insulated loft.

BEDROOM 1: 3.59m x 3.11m (11'9" x 10'2") plus wardrobe

Good sized double room with window to the front and built double wardrobe.

SHOWER ROOM: 2.01m x 2.00m (6'7" x 6'7")

Partially tiled shower room with large, walk-in shower with folding door, W.C. and washbasin. Window to the side and electric radiator towel rail.

BEDROOM TWO: 3.01m x 2.41m (9'11" x 7'11")

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

BEDROOM THREE:

3.08m x 3.34m (10'1" x 10'11")

Double room with window to the rear and built wardrobe.

GARDEN:

The property has a neat, flat garden with tarmac driveway and lawns front and rear. The back garden is pleasantly secluded and there is a substantial brick built garage with an up-and-over door and window to the rear.

SERVICES:

The property is connected to mains electricity, water and drainage. Central heating is by electric storage heaters and convectors on an off-peak tariff.

COUNCIL TAX:

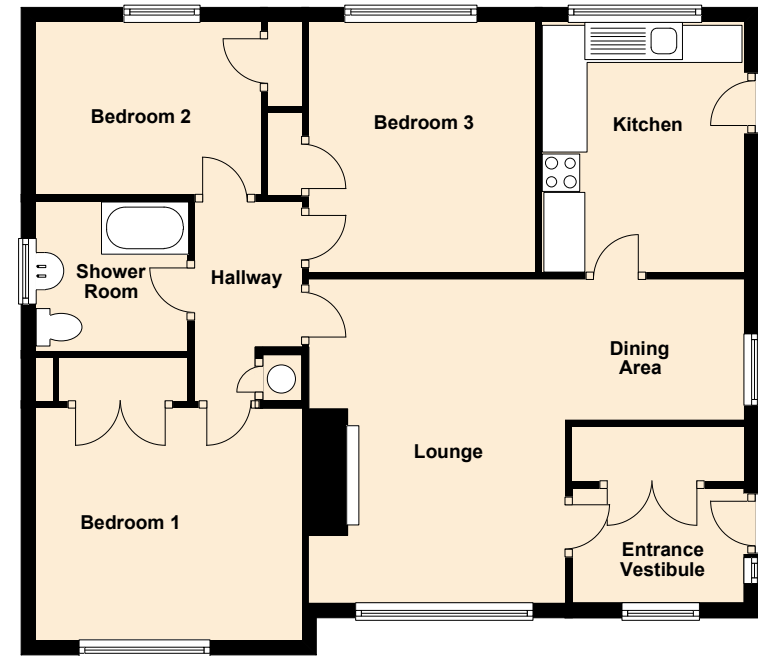
Currently banded 'D' for council tax, paying £1152 in 2009/10 excluding water charges.

OTHER INFORMATION:

28 Murray Crescent is one of the latest detached bungalows to be built on the estate and offers three good sized bedrooms, generous lounge/dining area and kitchen. The property is offered for sale with all fitted floor coverings and is well placed for the bus route and access to local amenities.

Local amenities in the area include the island's secondary school and Lamlash primary school together with the police, fire and coastguard stations and the cottage hospital. Other amenities include the 18 hole golf course, tennis courts, bowling green and excellent boating facilities in the bay.

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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 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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