



18 McKelvie Road, Lamlash

18 McKelvie Road, Lamlash, Isle of Arran.

Recently modernised semi-detached bungalow with attic conversion within short walking distance of local schools, shops and other amenities. Accommodation includes entrance vestibule, hallway, lounge, kitchen, bathroom, one ground floor bedroom and one large attic bedroom. Background central heating, double glazing throughout. A most attractive home which is ideal for first time buyers.

Directions: From Brodick Pier turn left and proceed to Lamlash. Travel through the village, turn right immediately past the High School and proceed up McKelvie Road for approximately 200 metres where No.18 is on the right hand side.

ACCOMMODATION:

ENTRANCE VESTIBULE:

1.62m x 0.90m [5'4" x 2'11"]
Plus 1.88m x 0.93m [6'2" x 3'1"]

Entrance to the property is to the side and leads to a quarry tiled entrance vestibule with a substantial built store room off which has lighting and power.

HALLWAY:

2.15m x 3.29m [7'1" x 10'10"] overall

Well proportioned central hallway with good bevel edge wood effect flooring and having two built cupboards offering excellent storage accommodation.

BEDROOM 1:

3.31m x 2.19m [10'10" x 7'2"]

Ground floor double room with window to the front.

LOUNGE:

3.36m x 5.10m [11'0" x 16'9"]

Good size lounge also with window to the front and having multi-pane doors to the hall and kitchen.

KITCHEN:

3.38m x 2.32m [11'1" x 7'7"]

Recently modernised kitchen with Ikea beech fronted base and wall units and granite effect work surface incorporating a stainless steel sink, electric ceramic hob cooker with oven set below and the floor is finished in charcoal slate effect laminate flooring.

BATHROOM:

2.06m x 1.88m [6'9" x 6'2"]

The bathroom is fitted with wood effect linoleum flooring and has a white three piece suite with a shower over the bath. It is partially tiled and has a window to the rear.



From the hallway the staircase leads to a half landing and thereafter to the full width double bedroom.

BEDROOM 2: 6.51m x 4.21m [21'4" x 13'10"] overall

Excellent spacious double room with roof windows front and rear and access to attic storage accommodation. The bedroom is finished with laminate flooring and could be used as a living room if required.

GARDEN:

The property has a neat flat garden with privet hedge to the front and lawns front and rear. The driveway offers off-road parking and there is space for a garage if required. There is a small timber shed.

SERVICES:

The property is connected to mains electricity, water and drainage. Heating is by electric storage heaters on the "total control" tariff.

COUNCIL TAX:

The property is banded "A" paying £1030 in 2009/10 including water and waste water charges.

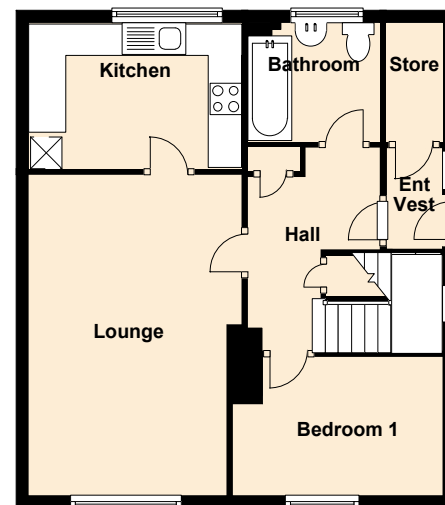
OTHER INFORMATION:

18 McKelvie Road is a traditionally built semi-detached bungalow with attic conversion in this popular estate close to schools and shops.

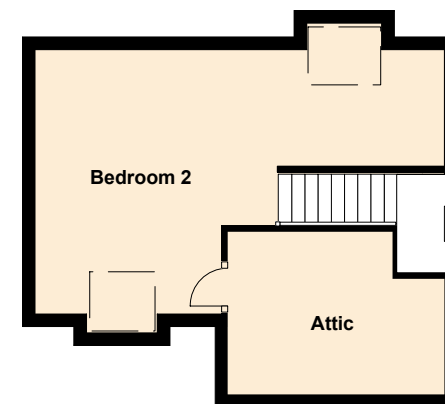
The present owners have considerably upgraded the house creating commodious upper floor accommodation and finishing the ground floor to an excellent standard.

Other amenities within easy access in Lamlash include the bowling green, tennis courts and putting green, 18 hole golf course and of course excellent boating facilities in Lamlash Bay including launching slipway at the pier.

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.



GROUND FLOOR



FIRST FLOOR

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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A601 Printed by Ravensworth 01670 713330



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