

Arran Estate Agents



Kilcalybrae, Lamlash

Kilcalybrae, Hospital Road, Lamlash, Isle of Arran.

Attractive characterful semi-detached cottage within a short walk of the centre of Lamlash. Accommodation comprises entrance hall, living room, kitchen, dining room, bathroom, ground floor bedroom and two upper floor bedrooms. Shared driveway leading to attractive garden bounded by a burn.

Directions: From Brodick pier turn left and proceed to Lamlash. On entering the village proceed to the sea front and turn left, continue for ¼ mile and turn left up Hospital Road where Kilcalybrae is the third house on the left.



Garden

ACCOMMODATION:

HALLWAY:

Front entrance of the property leads to the central hallway with a good sized built cupboard.

LOUNGE: 3.65m x 5.35m [12'0" x 17'7"]

Spacious lounge with windows to the front and side and glazed door to the small garden area at the rear. Attractive open fire with tiled surround and ornate mantelpiece.

SHOWER ROOM: 1.77m x 1.75m [5'10" x 5'9"]

Located to the rear the shower room has a corner shower, wash basin and WC. The walls are fully tiled and there is a window to the side.

DINING ROOM: 3.16m x 3.34m [10'4" x 10'11"] overall

Attractive room with open fire presently accommodating a focal point electric fire. Window to the side, large built cupboard and open access to the kitchen.

KITCHEN: 3.53m x 2.07m [11'7" x 6'9"]

The kitchen has a rear entrance door and a window to the side and is fitted with pine fronted base and wall units and stainless steel sink. Partially tiled walls.

BEDROOM 1: 3.15m x 1.96m [10'4" x 6'5"]

Ground floor bedroom with window to the front.

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From the entrance hall the staircase leads to a half landing with eaves storage and thereafter to the top hall sitting area with a roof window to the front.

BEDROOM 2: 2.44m x 3.30m [8'0" x 10'10"]

Twin bedded room with dormer window to the front.

BEDROOM 3: 3.75m x 3.82m [12'4" x 12'6"]

Good sized bright double room with traditional dormer window to the front and extensively glazed wide dormer to the rear.

GARDEN:

To the front of the property is a small walled sitting area and to the side is a narrow driveway facilitating limited off road parking.

To the rear the garden is at a slightly lower level and comprises a large patio with a lawn and a fairly fast flowing burn as well as a feature well and timber potting shed.

SERVICES:

The property is connected to mains electricity, water and drainage. Central heating is by electric storage heaters and convectors.

COUNCIL TAX:

The property is banded "D" paying £1,545.57 in 2009/10 including water and waste water charges.

OTHER INFORMATION:

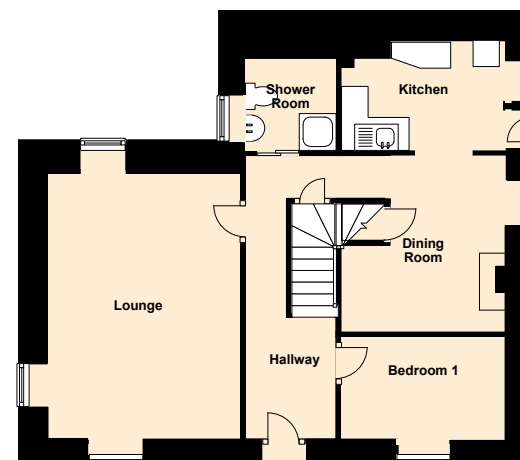
The property has been modernised by the present owners and has benefitted from the installation of double glazing and has been re-roofed.

Kilcalybrae is within a short walk of the facilities and amenities within the village including shops, pubs and restaurants, primary and secondary school, police, fire and coastguard stations and of course the island's cottage hospital.

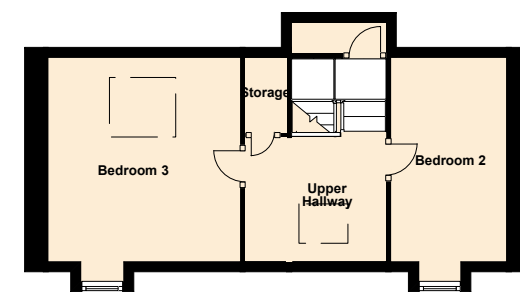
There are excellent boating facilities in the bay and the village has an 18 hole golf course as well as tennis and bowling facilities.

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.



Kilcalybrae Ground Floor



Kilcalybrae First Floor

FLOOR PLANS NOT TO SCALE • FOR GUIDANCE ONLY



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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