

Arran Estate Agents



7 Kinneil Park, Lamlash

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Very attractive, modern detached bungalow located within the prestigious Kinneil Park development near the seafront in the centre of Lamlash. Accommodation comprises conservatory, spacious central hallway, two double bedrooms, ensuite shower room, bathroom, lounge, kitchen and sun lounge. Easily maintained, relatively flat garden with offroad parking, lawn and decked sitting areas. Fully double glazed and centrally heated and insulated to a high standard. Beautifully finished home within easy access of local amenities enjoying views across Lamlash Bay to Holy Isle.

Directions: From Brodick Pier turn left and proceed to Lamlash. On travelling down the hill towards the seafront, turn right into Kinneil Park and bear left into the development, taking the first turning on the right where No. 7 is the second house on the left hand side.

ACCOMMODATION:

CONSERVATORY: 3.89m x 2.28m (12'9" x 7'6")
The main entrance to the house is through the conservatory with windows to three sides and a high translucent sheeted roof and inner glazed door to the hallway.

HALLWAY: 6.21m x 2.16m (20'4" x 7'1") overall
Wide central hallway with substantial cupboard and ceiling hatch with access ladder to the well insulated loft.

MASTER BEDROOM: 3.43m x 4.01m (11'3" x 13'2")
ENSUITE SHOWER ROOM: 1.70m x 1.51m (5'7" x 4'11")
Good sized double bedroom with window to the front and substantial built in mirrored wardrobe. The en-suite shower room has a white suite comprising pedestal washbasin, W.C. and shower. It is finished with vinyl flooring and has a window to the side and an electric towel rail.

BEDROOM 2: 3.40m x 3.91m (11'2" x 12'10")
Further double or twin bedded room also with substantial mirrored wardrobe and window to the front.

BATHROOM: 2.61m x 1.48m (8'7" x 4'10")
Beautifully finished bathroom with partially tiled walls and white W.C. wash basin, and bath with shower over. Electric towel rail and window to the side.

LOUNGE: 4.42m x 4.53m (14'6" x 14'10")
The lounge has patio doors leading to the decked area from which views over Lamlash Bay and Holy Isle are enjoyed. The lounge has laminate flooring.



View from No. 7

KITCHEN: 3.88m x 3.62m (12'9" x 11'11")

Good size dining kitchen with white base and wall units and complementary black granite effect work surface with white acrylic 1½ bowl sink. There is plumbing for an automatic washing machine and dishwasher. There is integrated fridge freezer, ceramic hob, electric double ovens with extract hood over. Laminate flooring and doorway through to sun lounge.

SUN LOUNGE: 2.76m x 2.48m (9'1" x 8'2")

Down a step from the kitchen is the sun lounge set to the side of the property and enjoying beautiful views across the bay. There are windows to three sides and a blue tinted translucent sheeted roof.

SERVICES:

The property is connected to mains electricity and water. Drainage is to a communal septic tank and central heating is electric storage heaters and wall mounted convectors on an off peak tariff.

COUNCIL TAX:

The property is banded 'E' paying ££1,408.00 plus £222.64 water charges in 2011/12.

OTHER INFORMATION:

Tastefully decorated throughout the property has cream carpeting to the bedrooms, hall and sun lounge. 7 Kinneil Park has one dedicated parking space in the garden although there is room for more and there is shared visitor parking within the development. At the present time, the property enjoys uninterrupted views across Lamlash Bay and although a further bungalow is planned on the adjacent plot, views of the bay will still be enjoyed from the property. Kinneil Park is one of the most attractive housing developments on the island being located in the grounds of the former Kinneil House.

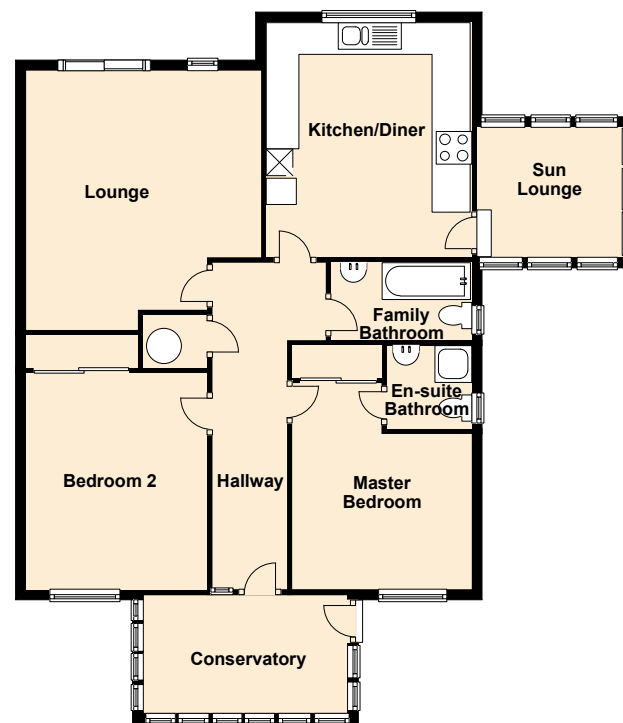
Lamlash is an attractive holiday village with excellent amenities including several pubs, restaurants, 18 hole golf course, bowling and tennis facilities and excellent boating facilities at the pier.

Lamlash is also home to the Island's secondary school and there is a primary school as well as a cottage hospital, coastguard station, fire station and police station.

The property is located approximately three miles from Brodick Pier.

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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.



No.7 Kinneil Park

FLOOR PLAN • 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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