

Arran Estate Agents



Piper's Cottage, Clauchlands

Piper's Cottage, Clauchlands Shore Road, Lamlash, Isle of Arran.

Attractive, two bedroom detached bungalow in this popular location enjoying an open aspect across Lamlash Bay to Holy Isle and beyond. Accommodation comprises conservatory, two public rooms, two bedrooms, kitchen, office and bathroom, neat flat garden with off road parking and garage, greenhouse and sheds. Oil fired central heating and double glazing. A most attractive property in this much sought after location, approximately one mile from the centre of Lamlash.

Directions: From Brodick Pier, turn left and proceed 3 miles to Lamlash. On reaching the shore front turn left along Clauchlands shore road and proceed for approximately half a mile where Piper's Cottage is located on the left hand side.



Holy Isle from Piper's Cottage

ACCOMMODATION

CONSERVATORY: 3.62m x 3.28m (11'11" x 10'9")

Double doors lead from the front garden to the bright conservatory offering views along to the village and across the bay. Inner windows and door to dining room.

DINING ROOM: 3.70m x 3.80m (12'2" x 12'6")

Centrally located dining room with link door to the lounge and rear door through to the kitchen and door to the hallway.

LOUNGE: 3.49m x 7.30m (11'5" x 23'11")

Full depth lounge with windows to three sides and having open fire presently housing a gas nest fire in an attractive hearth and surround.

KITCHEN: 3.59m x 3.40m (11'9" x 11'2")

The kitchen is fitted with light hardwood fronted base and wall units incorporating a 1½ bowl stainless steel sink. There is an electric cooker with ceramic hob and there are corner carousel base units and drawer units as well as a tall unit and wall units with soffit lighting below. The kitchen is finished with Amtico flooring and there is a large built cupboard accommodating the hot water tank. External door and window to the back garden.

HALLWAY: 1.77m x 2.53m (5'10" x 8'4")

Leading from the dining room is the central hallway giving access to the bedrooms, office and bathroom.

BEDROOM 1: 3.61m x 3.27m (11'10" x 10'9")

Good size double bedroom with wardrobe and window to the front.

BEDROOM 2: 3.61m x 3.35m (11'10" x 11'0")

Slightly larger double room to the rear with two built wardrobes.

BATHROOM: 1.78m x 2.39m (5'10" x 7'10")

The bathroom has been refitted with a 3 piece suite incorporating a shower over the bath. The walls are tiled and there is a wall mounted convector heater.

OFFICE: 1.77m x 2.19m (5'10" x 7'2")

To the front is an office/storeroom suitable for conversion to an en-suite facility if required.

GARDEN:

Piper's Cottage has a generous flat garden with a backdrop of mature trees to the rear. The gravel driveway offers off-road parking for several cars and there is a timber garage, greenhouse and sheds.

SERVICES:

The property is connected to mains electricity and mains water. Central heating is by radiators throughout heated by the oil fired boiler which is accommodated in a brick housing to the rear. Drainage is to a private septic tank, discharging to a shared outfall pipe leading to below low water mark on the foreshore across the road.

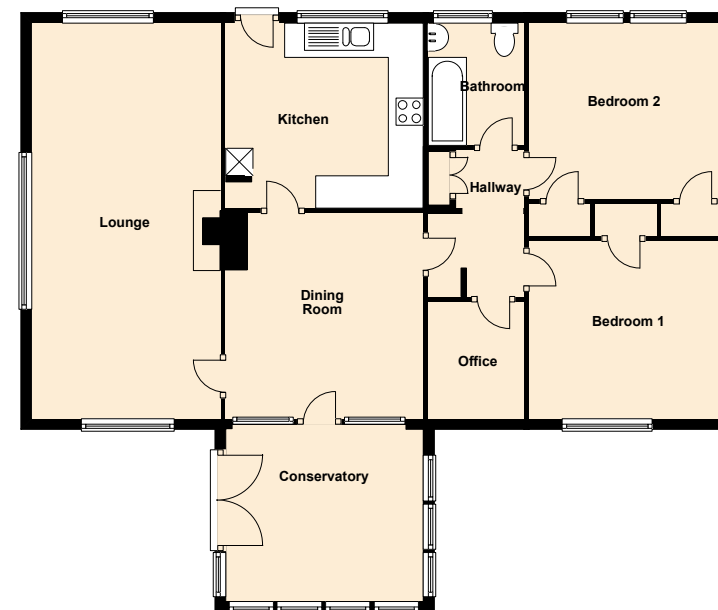
COUNCIL TAX:

Banded 'E' for council tax, currently paying £1408 plus £222.64 water charges per annum in 2011/12.

OTHER INFORMATION:

Piper's Cottage enjoys one of the best locations on Arran in the much sought after Clauchlands area of Lamlash. The views, particularly from the conservatory, are spectacular and the property is a short distance from the shops and other amenities within the village.

The property lies approximately 3 miles from Brodick pier and roughly ½ mile from Lamlash which has amenities including a bowling green, tennis courts, local shops, hotels, 18 hole golf course and of course the excellent boating facilities in Lamlash Bay. Lamlash is also home to the local police station, fire and coastguard stations as well as the Island's cottage hospital, secondary school and Lamlash primary school.



Piper's Cottage, Lamlash

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.

