



9a Hamilton Terrace, Lamlash

Classic two bedroom semi-detached cottage with accommodation comprising ground floor kitchen, shower room, living/dining room and two upper floor attic bedrooms. Elevated rear garden with summerhouse enjoying open views across Lamlash Bay. Electric central heating and PVC double glazing. Compact house which has been extended to give comfortable accommodation in a central location.

Directions: From Brodick Pier turn left and proceed 3 miles to Lamlash, travel to the centre of the village passing the Hamilton Terrace properties and turn right at The Ship House. Turn right again and travel along behind Hamilton Terrace where 9a is one of the back houses located on the left hand side.

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9a Hamilton Terrace

ACCOMMODATION

From the access road at the front a few steps lead up to the shared path along the side of the property and the entrance door to the rear leading directly into the kitchen.

KITCHEN : 3.78m x 3.18m (12'5" x 10'5")

Well proportioned kitchen with ceramic tiled floor and pine lined walls. There are light coloured base and wall units with a stainless steel sink and multi pane doors lead through to the living room.



LIVING ROOM: 3.67m x 7.80m (12'0" x 25'7") overall
Spacious open plan living and dining area with open fire and staircase to upper accommodation. There is an exposed beam ceiling and double glazed windows to the side and front.

SHOWER ROOM: 1.88m x 1.88m (6'2" x 6'2") overall
The shower room is fitted with a freestanding shower cubicle, W.C. and washbasin. Partially tiled walls and window to the side.

From the living room, the steep staircase leads to the small top hall.



BEDROOM 1: 3.50m x 3.20m (11'6" x 10'6")
Double room with gable window to the front and roof window to the side

BEDROOM 2: 3.50m x 2.07m (11'6" x 6'9")
Twin bedded room with gable window to the rear and roof window to the side.

GARDEN:
The house has a small elevated sitting area immediately to the rear and a path leads up to the private garden where the timber summerhouse is located enjoying views across the roofs of all the adjacent properties to Lamlash bay, Holy Isle and beyond.

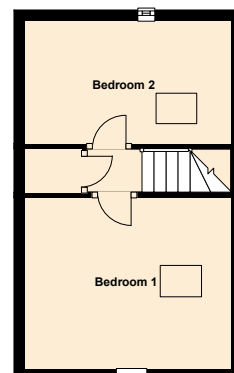
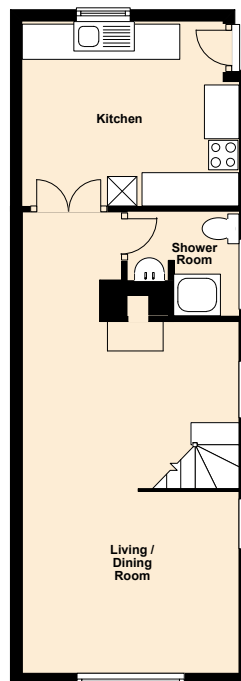
SERVICES:
The property is connected to mains electricity, water and drainage. The central heating is provided by storage heaters on an off peak tariff.

COUNCIL TAX:
Presently banded 'A' for council tax, paying £1030.38 including wastewater and water in 2011/2012.

OTHER INFORMATION:
9a Hamilton Terrace is one of the timber framed back house cottages, most of which were built around 80 years ago. The walls have been rendered externally and there is a pitched slated roof with valley gutter linking it to the adjacent property. These popular cottages make excellent holiday homes although most are now used as permanent residences. The property is within a short walk of the local shops, schools and other amenities in this popular village.



VIEW FROM SUMMERHOUSE



9a Hamilton Terrace ground floor 9a Hamilton Terrace Upper Floor

FLOOR PLANS : 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.



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