



HILLSIDE  
TERRACE

1 Hillside Terrace, Lamlash

# 1 Hillside Terrace, Lamlash, Isle of Arran.

Very attractive end terraced villa which has been extended and upgraded to a high standard and now comprises entrance vestibule and hallway, lounge, large dining kitchen, utility room and on the upper floor 3 bedrooms and bathroom. Appended double garage workshop, beautifully landscaped gardens. Very attractive family home in quiet location, close to amenities.

**Directions:** from Brodick Pier turn left and proceed to Lamlash. Travel to the centre of the village, turn right at Gordon's shop and proceed along Park Terrace. On reaching the playing fields on the left, turn right up Hillside Terrace and number 1 is first house on the left.



## ACCOMMODATION:

### ENTRANCE VESTIBULE:

The elevated front entrance door leads to the vestibule which accommodates the electrical switch gear and meters. Open doorway to the inner hall.

### HALLWAY:

Spacious inner hallway with built cupboard to the rear.

### LOUNGE: 4.55m x 3.78m (14'11" x 12'5")

Well portioned lounge with open fire in brick surround, recessed built cupboard, large window to the front.

### KITCHEN: 4.55m x 2.29m (14'11" x 7'6")

To the rear of the hall there is access through to the original kitchen which has been refitted with attractive light coloured wood effect base and wall units with a granite pattern work surface. There are soffit lights below the wall units and ceiling mounted featured spots.

### DINING AREA:

3.14m x 2.44m (10'4" x 8'0")

To the rear the dining kitchen extension has an open link to the original kitchen and has windows to two sides and accommodates the cooker and stainless steel sink as well as space for a dining table. Like the kitchen the dining area is finished with tile effect hard surface flooring and includes the ceramic hob, electric cooker and extract hood over.

### UTILITY AREA:

1.37m x 3.64m (4'6" x 11'11")

From the kitchen the utility/hallway gives access to the rear garden and presently accommodates the tumble drier, washing machine and freezer.

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*From the main hallway the staircase leads to a half landing with window to the rear and thereafter to the top hall with ceiling hatches to the partially floored and lined loft with aluminium access ladder.*

### BEDROOM 1:

2.88m x 3.49m (9'5" x 11'5")

Double or twin bedded room with window to the front.

**BEDROOM 2:** 3.62m x 3.49m (11'11" x 11'5")

Larger double room also window to the front and having feature fitted wardrobes.

**BEDROOM 3:** 2.57m x 2.70m (8'5" x 8'10")

Located to the rear this large single bedroom has built cupboard accommodating the hot water cylinder.

**BATHROOM:** 1.88m x 1.73m (6'2" x 5'8")

The bathroom is fitted with a 3 piece white suite including a shower fitment over the bath. The walls are partially tiled and have a pine dado and imperious wall boarding to the bath area. Wall mounted converted heater.

**GARAGE/WORKSHOP:** 7.19m x 6.49m (23'7" x 21'4")

Appended to the side of the property this large garage workshop with two up and over doors to the ramped front entrance. One of the doors is controlled by an electric remote control and the other is has manual opening and there are windows to two sides and rear access door to the garden.

Within the garage there is a staircase leading to the floored attic area above which makes excellent storage or games room.



**GARDEN:**

The property has generously portioned garden with off road parking to the front giving access to the garages and grass and raised beds to the side. To the rear are slit level patios finished in slabs, pavior blocks and gravel to the high level dining area and lawns beyond. There is an external garden store located at the back of the house and there are externally mounted socket outlets and water stand hose connection.

**SERVICES:**

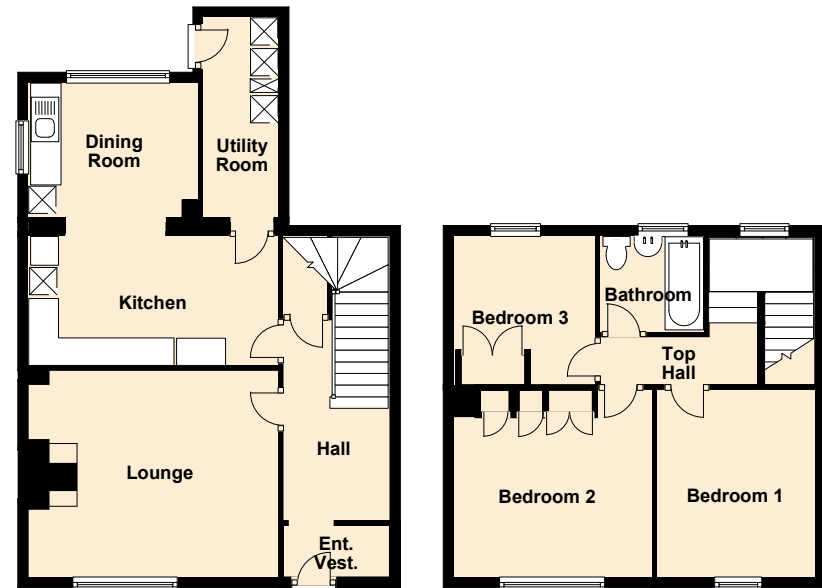
The property is connected to mains water, electricity and drainage. It is fully double glazed and has electric central heating.

**COUNCIL TAX:**

The property is banded "B" paying £896.00 in 2010/11 excluding water and waste water charges.

**OTHER INFORMATION:**

This property has been tastefully refurbished and extended creating a comfortable family home is a pleasant, quiet location within a short walk of the primary and secondary schools, shops and other local amenities. The property is offered for sale with all fitted floored coverings and curtains.



1 Hillside Terrace Ground Floor

1 Hillside Terrace 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](http://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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