

Arran Estate Agents



Inverculan, 24 Murray Crescent, Lamlash

Inverculan, 24 Murray Crescent, Lamlash, Isle of Arran.

Attractive detached bungalow on the outskirts of Lamlash within the Murray Estate with accommodation extending to entrance vestibule, central hallway, lounge, 2 double bedrooms, bathroom, kitchen and conservatory. The property benefits from double glazing throughout and has electric central heating. The gardens are easily maintained being flat with gravel beds, shrubs and a Palm tree. There is a car port, large garden shed and the rear garden is secluded with high fencing and mature hedging. The property has recently been fully renovated by the present owners, including installation of a new kitchen and bathroom, full internal redecoration, door replacement, new guttering, upgrading of the electrical equipment and installation of a new conservatory.

DIRECTIONS: From Brodick Pier turn left and proceed to Lamlash, travel through the village passing the High School on the right hand side and the Fire Station on the left. Turn left into Murray Estate, then sharp left again and follow the road round where 24 Murray Crescent is situated on the right hand side near the far end of the estate.

ACCOMMODATION:

FRONT ENTRANCE:

Canopied entrance is through double glazed external doors leading to the entrance vestibule with clay tiled floor. The inner door featuring decorative stained glass and glazed side panel leads to the central hallway with storage cupboards and access to all accommodation. There is a loft hatch to the extensively floored, well insulated loft.

LOUNGE: 4.86m x 3.48m [15'11" x 11'5"]

Glazed door leads to lounge with full height window, feature fireplace with beech effect mantelpiece and stainless steel electric nest fire and cream coloured hearth. Contemporary central light fitting with matching wall lights. Recently fitted carpet and vertical blinds.

BEDROOM 1: 3.09m x 3.48m [10'2" x 11'5"] overall

Bright double bedroom with built double wardrobe. Window to the front. Recently fitted carpet and vertical blinds.

BEDROOM 2: 3.09m x 2.82m [10'2" x 9'3"]

Further double bedroom with built double wardrobe. Recently fitted carpet and vertical blinds. Window to the rear.

BATHROOM: 2.69m x 1.88m [8'10" x 6'2"] overall

L-shaped bathroom with partially tiled walls. White W.C., wash hand basin and bath with glazed screen and shower over. Window to the rear.

KITCHEN: 3.39m x 2.82m [11'1" x 9'3"] overall

Beautifully refitted kitchen with slate effect vinyl flooring and complementary work surfaces incorporating a stainless steel sink and ceramic hob. Cherry wood effect base and wall units with Baumatic appliances including integrated fridge and freezer, washing machine, dishwasher and fan assisted oven with extract hood over. Under cabinet lighting. Window and UPVC door to the conservatory.

CONSERVATORY:

Recently completed to a high standard the “Scotia” heated conservatory has window blinds creating a tranquil garden room.

LOFT:

The loft has been professionally insulated and has been partially floored.

STORAGE:

From the central hallway there is a cloak cupboard and a further shelved cupboard.

GARDEN:

The low maintenance and fully enclosed garden consists mainly of gravel beds and paviors with border planting including flowers, shrubs and trees. In the sheltered back garden there is a patio area, a small vegetable patch and a large timber shed. There is off-road parking for at least 2 cars and a lean-to carport.

SERVICES:

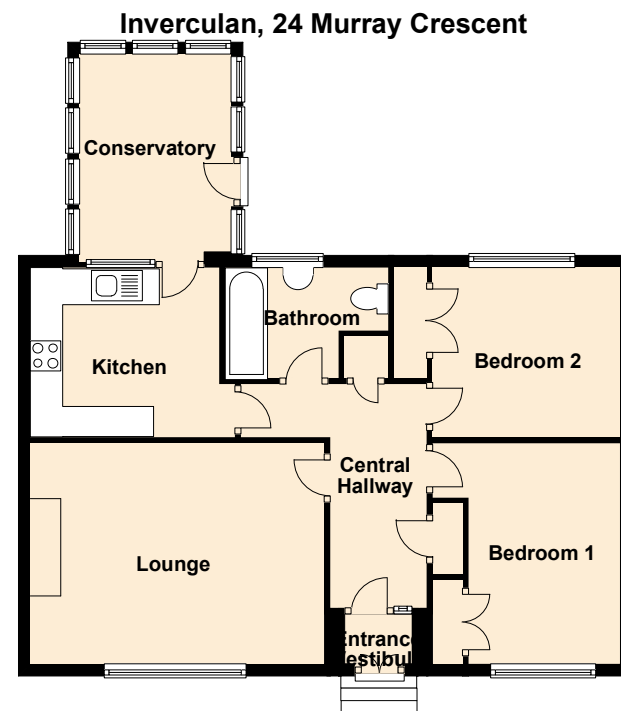
The property is connected to mains electricity, water and drainage. Heating is by electric storage heaters.

COUNCIL TAX:

The property is banded “D” paying £1,152 during 2010/2011.

OTHER INFORMATION:

Murray Estate is on the outskirts of Lamlash being a short walk from the local shops and close to the bus route. It is also close to the secondary and primary schools and other amenities within this beautiful village include outdoor tennis and bowling facilities, shops, 18 hole golf course, coastguard, fire and police stations as well as the island's Cottage Hospital. Murray Estate is approximately four miles from Brodick Pier the main ferry terminal and the principle shopping centre for the island.



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.

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