



5 Murray Place, Lamlash, Isle of Arran.

Deceptively spacious three bedroom mid terrace villa located on the outskirts of Lamlash. Accommodation comprises front entrance hallway lounge dining hall ground floor bedroom and kitchen, and on the upper floor there are a further two bedrooms and family bathroom. Oil fired combination boiler with central heating and partial double glazing. Conveniently placed for schools and other local amenities.

Directions: From Brodick Pier turn left and proceed to Lamlash. Travel through the village passing the High School on the right hand side and proceed for a further 300 metres where Murray Place is on the right hand side.

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ACCOMMODATION

FRONT ENTRANCE:

Front entrance leads to a small hallway with cloaks cupboard, staircase to the upper floor and access to the lounge.



LOUNGE: 4.00m x 4.57m (13'1" x 15'0") Overall

Good size lounge with large window to the front and solid oak flooring. Open fireplace with tiled hearth, recessed cupboards and doorway through to dining hallway.

DINING/HALLWAY: 1.86m x 2.73m (6'1" x 8'11")

Located between the lounge and the kitchen the dining hallway accommodates a small dining table and has a large understair cupboard.

BEDROOM 1: 2.72m x 3.01m (8'11" x 9'11")

Handy ground floor bedroom with window to the rear and having cupboard housing the combination boiler plus a separate fitted wardrobe. Laminate flooring.



KITCHEN: 3.03m x 2.17m (9'11" x 7'1")

The kitchen is fitted with wood effect base and wall units and has light grey ceramic tiled floor and terrazzo tiled walls. There is a gas cooker with an extract hood over, window to the rear and external door to the small rear yard.

From the entrance hallway a staircase leads to the top hall.

BEDROOM 2: 3.06m x 3.12m (10'0" x 10'3")

A good sized double bedroom with window to the side.

BEDROOM 3: 3.98m x 3.58m (13'1" x 11'9")

Further double room with dormer window to the front and having walk in cupboard with skylight window over. There is a substantial built wardrobe and the room is finished with laminate flooring.

BATHROOM: 2.03m x 1.82m (6'8" x 6'0")

The bathroom has a contemporary three piece suite with a shower bath, wash hand basin and WC. There is a shower screen over the bath and walls are finished in tiling. Window to the rear.

GARDEN:

The property has a small low maintenance garden to the front bounded by a low wall and at the rear area adjacent to the back door the oil tank, bins etc. are accommodated.

SERVICES:

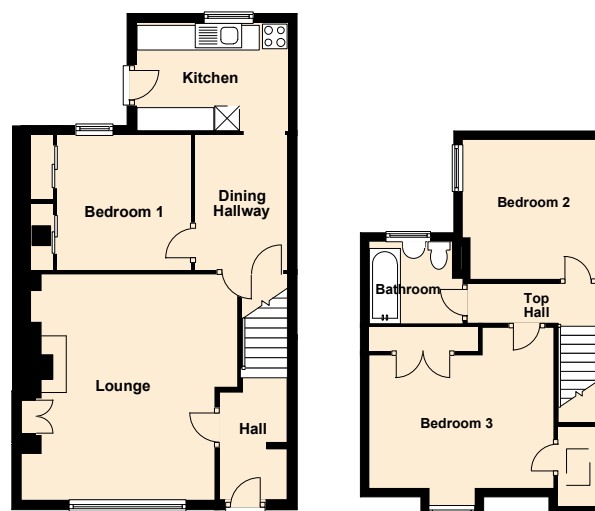
The property is connected to mains electricity, water and drainage. Central heating is by radiators heated by the oil fired combination boiler which also gives instantaneous hot water.

COUNCIL TAX:

The property is banded "C" for Council Tax paying £1024.00 in 2010/11 excluding water and waste water charges.

OTHER INFORMATION:

5 Murray Place is part of a red sandstone terrace on the outskirts of Lamlash within a short walking distance of the schools, shops and other amenities. It is on the main bus route and sits about four miles from Brodick Pier.



5 Murray Place Ground Floor

5 Murray Place 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 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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