

Arran Estate Agents



Muileann Bheag, Lamlash

Muileann Bheag, Lamlash, Isle of Arran

Delightful, recently refurbished detached cottage villa in semi-rural location on the outskirts of Lamlash. Accommodation comprises conservatory, open plan lounge/kitchen/dining, cloaks area, bathroom and utility room and on the upper floor 2 large double bedrooms and toilet. Fully double glazed, oil fired central heating and partial underfloor heating. Spacious garden with off road parking for several cars. A comfortable family home with open aspect towards the Monamore Hills.

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 400 metres, turn right immediately past the Ross Road junction. Muileann Bheag is the second house on the left hand side set back from the road.

ACCOMMODATION:

CONSERVATORY: 3.57m x 4.90m [11'9" x 16'1"]

Raised decked entrance leads to double doors to the large conservatory with windows to three sides and a hipped translucent sheeted roof. Engineered oak flooring and glazed hardwood double doors with side panels through to the lounge.

LOUNGE: 6.20m x 4.71m [20'4" x 15'5"]

Bright spacious lounge with two windows to the front and with oak flooring carried through from the conservatory and feature wood burning stove on stone tiled hearth. Solid oak staircase to the upper accommodation with under stair cupboard. French doors opening to the front with wheelchair access to the garden and open plan to the kitchen/dining area.

KITCHEN/DINING: 3.12m x 4.71m [10'3" x 15'5"]

Contemporary kitchen with double window to the rear with cream base, wall and display units with under soffit lighting, green tiled splashback and solid wood worktop housing a double porcelain sink with mono brushed chrome tap. Integrated fridge and large cream coloured Rangemaster with 5 gas rings, grill and oven and combined second electric oven. Dining area with two windows to the front, recessed halogen spot lighting and ceramic tiled floor with underfloor heating.

From the dining area an ornate hardwood glazed door leads off to a cloaks area giving access to the bathroom and utility room.



BATHROOM: 3.22m x 3.19m [10'7" x 10'6"]

Beautiful spacious bathroom having ceramic tiled floor with underfloor heating, white ceramic tiled walls with contrasting tiled splashbacks, window to rear and recessed halogen spot lights. Freestanding contemporary bath with mono tap and large walk in curved shower with screen. Close coupled WC with dual flush and wall mounted wash hand basin, again with mono tap. Heated towel rail and shaver point.

UTILITY ROOM:

2.07m x 1.68m [6'9" x 5'6"]

Handy utility room with window to the front housing the oil fired boiler and pressurised hot water tank. Plumbed for washing machine.

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From the lounge the oak staircase leads to the top landing with linen cupboard and roof window to the rear.

BEDROOM 1:

5.71m x 4.28m [18'9" x 14'1"]

Spacious and bright double room with gable window and roof windows to the front and rear. Natural coloured carpet. Eaves access.

BEDROOM 2:

6.02m x 4.28m [19'9" x 14'1"]

Similar large double room again with gable window and roof windows to the front and rear. Natural coloured carpet and eaves access.

TOILET:

1.20m x 1.70m [3'11" x 5'7"]

Between the bedrooms is the toilet with white coloured WC and wash hand basin, Pergo flooring and chrome heated towel rail.

GARDEN:

The garden is mostly laid to lawn with slabbed paths and seating areas. There is a decked terrace which leads to the conservatory and a slabbed raised patio/bar-b-que seating area. The oil tank is located to the side of the house and there is ample parking for several cars.

SERVICES:

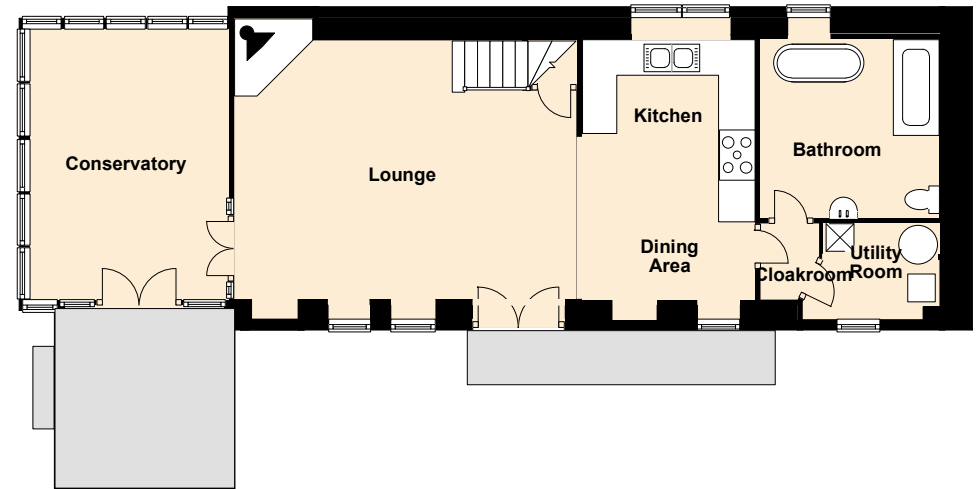
The property is connected to mains electricity and water and drainage is to a private septic tank located in the front garden. Central heating is by oil fired radiators and there is under floor heating to the kitchen, cloaks area and bathroom. Heating is further supplemented by the wood burning stove in the lounge.

COUNCIL TAX:

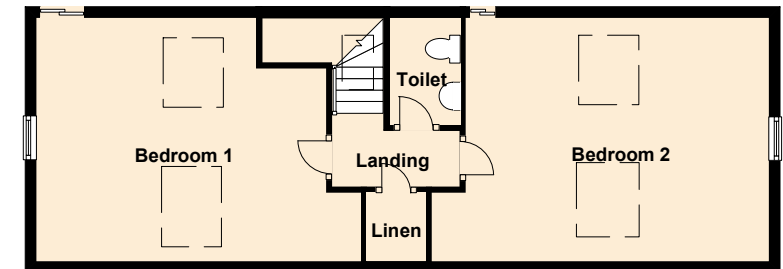
The property is banded "E" paying £1408 excluding water charges.

OTHER INFORMATION:

Muileann Bheag is on the outskirts of Lamlash being a short walk from the local shops and close to the bus route. It is about ½ mile 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. Muileann Bheag is approximately four miles from Brodick Pier the main ferry terminal and the main shopping centre for the island.



Muileann Bheag Ground Floor



Muileann Bheag 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.



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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