

Arran Estate Agents



Sylvanna, Lamblash

Sylvanna, Lamlash, Isle of Arran

Attractive detached chalet-style villa in an elevated position overlooking Lamlash. Accommodation comprises on the ground floor, entrance vestibule, hallway, kitchen, bathroom, two large double bedrooms and on the upper floor a further double bedroom, toilet, shower room and large lounge with balcony. Ample space for garage and parking for several cars. Large sloping garden with several mature pine trees.



DIRECTIONS: From Brodick Pier turn left and proceed to Lamlash. Travel through the village and turn right at The Aldersyde Hotel and proceed along Park Terrace. Opposite the playing fields take second right up Letter Farm Road towards Hillside Terrace and Sylvanna is located approximately 100 metres on the left.

ACCOMMODATION:

ENTRANCE VESTIBULE: 1.89m x 1.08m [6'2" x 3'7"]

The main entrance is at the rear and leads to the entrance vestibule that has room for cloaks.

HALLWAY: 1.64m x 2.04m [5'5" x 6'8"] overall

Wide hallway that gives access to all downstairs rooms.

KITCHEN: 4.11m x 4.15m [13'6" x 13'7"]

Bright room with patio doors to the side giving views to Benlister hills. Wood burning stove. Window to the rear. Freestanding solid fuel stove provides heating and hot water.

BATHROOM: 2.36m x 2.35m [7'9"x7'9"]

Family bathroom with white suite comprising bath, wash hand basin and W.C. Window to the side.

BEDROOM 1: 4.52m x 4.04m [14'10" x 13'3"]

Large double bedroom with window to the front with views to the front garden.

BEDROOM 2: 3.74m x 4.04m [12'3" x 13'3"]

A further large, bright double bedroom with windows to the front and to the side.

BEDROOM 3: 3.52m x 3.23m [11'7" x 10'7"]

Upstairs double bedroom with window to the rear.

TOILET: 1.38m x 1.80m [4'6" x 5'11"]

White wash hand basin and W.C. and Velux roof window.

SHOWER ROOM: 1.69m x 1.64m [5'7" x 5'5"]

Small room suitable for a shower installation. Window to the rear.

LOUNGE: 6.85m x 4.25m [22'6" x 13'11"] overall

Spacious and bright upper floor lounge with Velux windows to the side and patio doors leading to the balcony, giving views over the garden and the countryside beyond.

GARDEN:

The enclosed garden is mainly lawn and slopes down to the front. There are mature pine trees bordering one side and also within the garden. Space for a garage and parking for several cars.

SERVICES:

The property is connected to mains electricity and water and drainage is to a septic tank located within the grounds.

COUNCIL TAX:

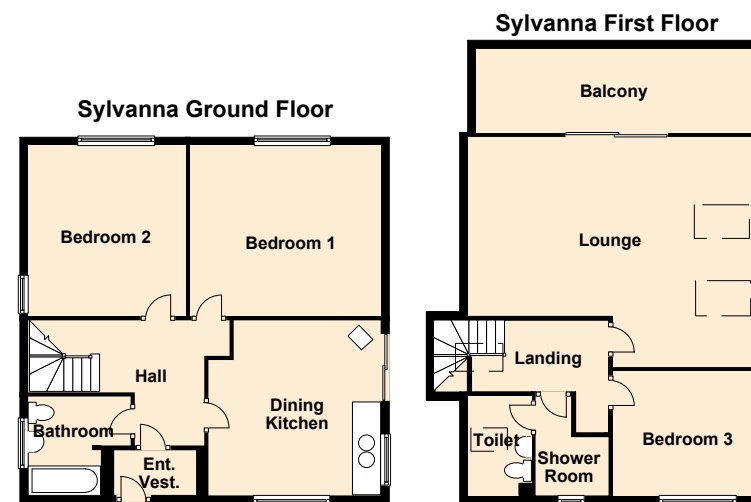
The property is banded 'E' for Council Tax, currently paying £1408.00 in 2010/11 excluding water charges.

OTHER INFORMATION:

Sylvanna sits in an elevated position within a residential area of the village. It is in need of a degree of refurbishment both internally and externally. This however will result in a spacious and comfortable family home for residential or holiday use.

Other amenities within Lamlash include the 18 hole golf course, bowling green, tennis courts and excellent boating facilities within the bay. Lamlash is also the home of the Islands' Secondary School and Lamlash Primary school, as well as the Coastguard, Police and Fire Stations and the Islands' Cottage Hospital.

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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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