




McEwan Fraser Legal

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Caorann, 40 Murray Crescent

LAMLASH, ISLE OF ARRAN, NORTH AYRSHIRE, KA27 8NS



L A M L A S H

'Caorann' is situated in a prime position in the relaxed, coastal village of Lamlash, which lies on the eastern aspect of the Isle of Arran, a popular island off the west coast of Scotland. The village of Lamlash has two hotels (The Glenisle & Lamlash Bay Hotel), two pubs (The Pierhead Tavern & The Drift Inn), a local church, a newsagents, a chemist, medical centre, the only hospital on the island and the refurbished Co-op. Brodick, Arran's main town, has two larger Co-Op supermarkets and a full range of professional services. Brodick is the port from which regular sailings throughout the day, serviced by Caledonian MacBrayne, lead to the mainland at Ardrossan. Commuters and travellers now benefit from Road Equivalent Tarrif (RET) ferry fares, which are substantially lower than before. Ardrossan has a main line rail station, with trains to Glasgow that connect with the ferry times, and is approximately 30 miles from Glasgow City Centre. Prestwick International Airport is 16 miles to the south of Ardrossan, with Glasgow International Airport 24 miles east of Ardrossan. The Primary school, nursery and the only High School and Gym Campus are situated within walking distance and further Primary schooling is available in Corrie, Brodick and Whiting Bay. A frequent bus service runs around and across the island and, at Lochranza, there is the ferry terminus that allows quick access to the stunning West of Scotland via Claonaig. Kintyre here we come!



CAORANN, 40 MURRAY CRESCENT

Situated on a good-sized plot, in the relaxed coastal village of Lamlash, is this three-bedroom, detached bungalow, all on one level, in a quiet location and benefits from sea views to the rear. It's been well maintained and would make a super family/holiday home, which is both flexible and adaptable and still offers scope to add a conservatory to the rear (STPP). The property is within a (level) stroll of the tennis courts, shops and bars within Lamlash. The property itself is deceptively spacious and provides a highly successful marriage of traditionally proportioned apartments. The property sits within private gardens, which have been designed for ease of maintenance and to also enjoy the wonderful outlook. This provides a private and safe environment for children and/or pets. The property also benefits from a driveway to the side aspect for two/three vehicles, leading to a detached garage (with power & light) with an up and over door. The front elevation of the property belies the accommodation internally, which comprises: A welcoming hallway with two useful storage cupboards. Access to the loft space is gained from the hallway and offers additional storage. Immediately impressive lounge/diner, with picture windows to the front and rear aspect, flooding the room with natural light and offering views of the surrounding area. The kitchen also offers sea views and has a good range of floor and wall mounted units, with space for a freestanding cooker, washing machine and fridge. A personal door opens from here into the rear garden - which is a stunning spot to spend a summer's evening entertaining and has been used for this purpose on many an occasion. There are three, well-proportioned bedrooms. All have storage facilities and all offer space for additional freestanding furniture, if required. The third bedroom could be used as anything you want it to be - a home office, hobby-room or a permanent third bedroom ! A bathroom, with an electric shower over the bath, completes the impressive accommodation.

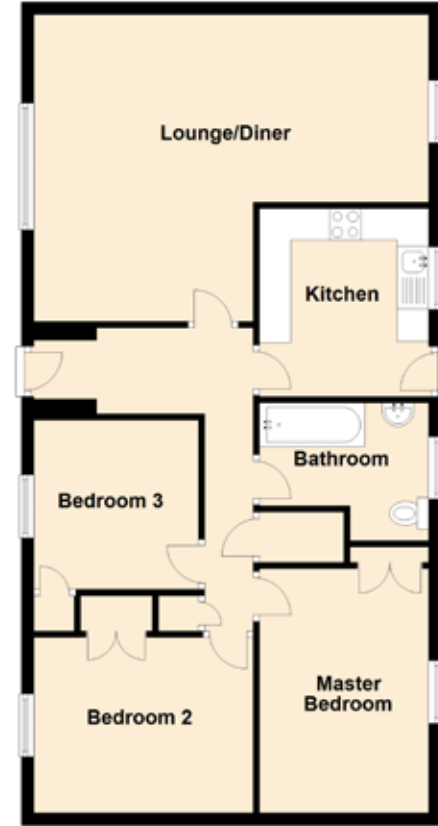
The high specifications of this family home also include double glazing and oil central heating.

The stunning outlook and private location was a major factor when the current owner selected this property.





PROPERTY SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	6.40m (21') x 4.90m (16'1")
Kitchen	3.00m (9'10") x 2.70m (8'10")
Master Bedroom	3.90m (12'9") x 2.70m (8'10")
Bedroom 2	3.50m (11'6") x 2.80m (9'2")
Bedroom 3	2.70m (8'10") x 2.50m (8'2")
Bathroom	2.70m (8'10") x 2.20m (7'3")

Gross internal floor area (m²): 82m² EPC Rating: E

- SEA VIEWS
- LOCAL AMENITIES
- SUPERMARKET
- PLACES TO EAT
- POTENTIAL TO EXTEND (STPP)
- BUS LINKS
- DRIVEWAY
- DETACHED GARAGE



VIEW FROM REAR

REAR GARDEN



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Part
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