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8 GlenCraig Place

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



LAMLASH

ISLE OF ARRAN, NORTH Ayrshire, KA27 8PJ

Glencraig Place 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 and Lamlash Bay Hotel), two pubs (The Pierhead Tavern and The Drift Inn), a local church, 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 Tariff (RET) ferry fares, which are substantially lower than before.

Ardrossan has a mainline rail station, with trains to Glasgow that connect with the ferry times, and is approximately thirty miles from Glasgow city centre. Prestwick International Airport is sixteen miles to the south of Ardrossan, with Glasgow International Airport twenty-four 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.





8 GLENCRAIG PLACE LAMLASH, ISLE OF ARRAN

8 Glenraig Place is beautifully located, stylish, impressive, but at the same time, a fun and functional place in which to live life to the full and to enjoy with friends and family. This is a very adaptable, two-bedroom, semi-detached villa, quietly positioned in the very popular coastal village of Lamlash that benefits from the addition of a conservatory to the rear and the creation of an en-suite bathroom to the master bedroom. The property is within a short and level stroll of all local amenities including Co-op, post office, newsagent, chemist, doctor's surgery and the primary school. The island's only high school is also within walking distance.

This ideal family/holiday home is offered to the market in true "walk-in" condition and has been finished to a very high standard throughout. When this property was constructed, around 2006, 'John Thomson Construction' used high-quality fittings and finishes to create a house that is the last word in refined taste. This home is of 21st century design for people who appreciate what modern thinking can do to boost their quality of life, in a simply stunning spot. An open, free-flowing approach to internal space ensures that this home combines liveability with elegance. Once inside, you will be able to reach out and touch quality and craftsmanship, no matter what room you are in.

Formed over two levels, the property consists of: A vestibule opening into a welcoming hallway with a useful understairs storage cupboard. Immediately impressive bright and airy lounge, with a picture window to the front aspect, flooding the room with natural light and offering a range of furniture configurations. The guest bedroom on the ground floor offers

ample space for freestanding furniture if required. This room could easily be used as a dining/family room or as a home study and might suit those requiring live/work arrangements. The kitchen has been fitted to include a good range of floor and wall mounted units, with a worktop, which provides a fashionable and efficient workspace. It further benefits from an integrated oven, hob, extractor, fridge freezer and washing machine, meaning it's equipped for convenience and functionality. A door opens from here into the conservatory, which is a great room to just relax and chill and offers pleasant views over the rear garden and Arranton burn. A contemporary shower room (off the entrance hall) completes the impressive ground floor accommodation.

Access to the first floor is gained from the entrance hall to the spacious master bedroom, which also enjoys a pleasant outlook towards the Holy Isle and has the added luxury of an en-suite bathroom, with an electric shower over the bath. There is also the welcome addition of a handy storage cupboard.

For additional comfort, this family home benefits from double glazing and electric heating.

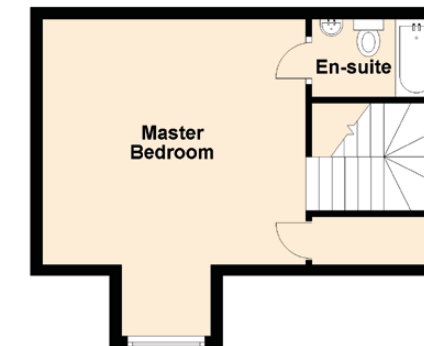
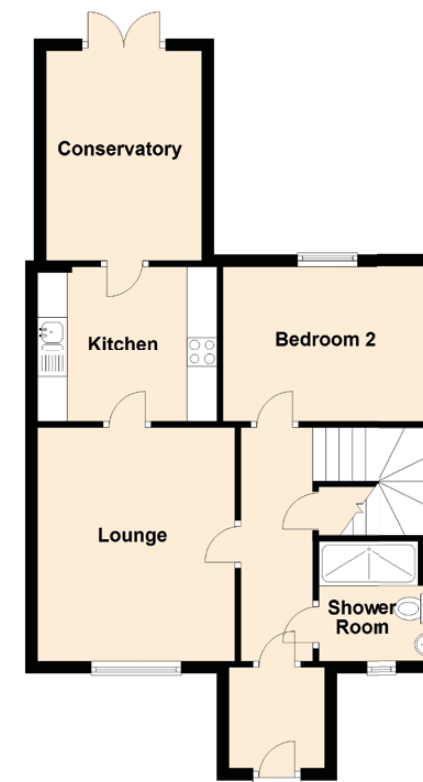
Externally, there is a virtually maintenance free front garden. The rear garden is thoughtfully designed, where you and your family can thrive and provides the ideal, safe, secure environment for children and pets. Long summer nights will undoubtedly be spent on the feature patio, enjoying the stunning outlook towards Arranton burn. There are two dedicated parking spaces to the front aspect.





SPECIFICATIONS

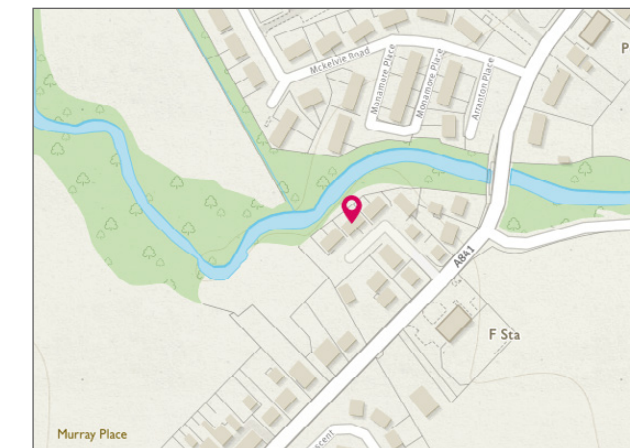
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	3.90m (12'10") x 3.30m (10'10")
Kitchen	2.90m (9'6") x 2.60m (8'6")
Conservatory	3.50m (11'6") x 2.60m (8'6")
Master Bedroom	5.20m (17'1") x 4.50m (14'9")
En-suite	2.10m (6'11") x 1.30m (4'3")
Bedroom 2	3.50m (11'6") x 2.60m (8'6")
Shower Room	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²): 84m² | EPC Rating: D





Two Dedicated Parking Spaces

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**Part
Exchange
Available**

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