

# SCHIEHALLION

THE AVENUES, LAMLASH,  
ISLE OF ARRAN, NORTH  
AYRSHIRE, KA27 8JU



  
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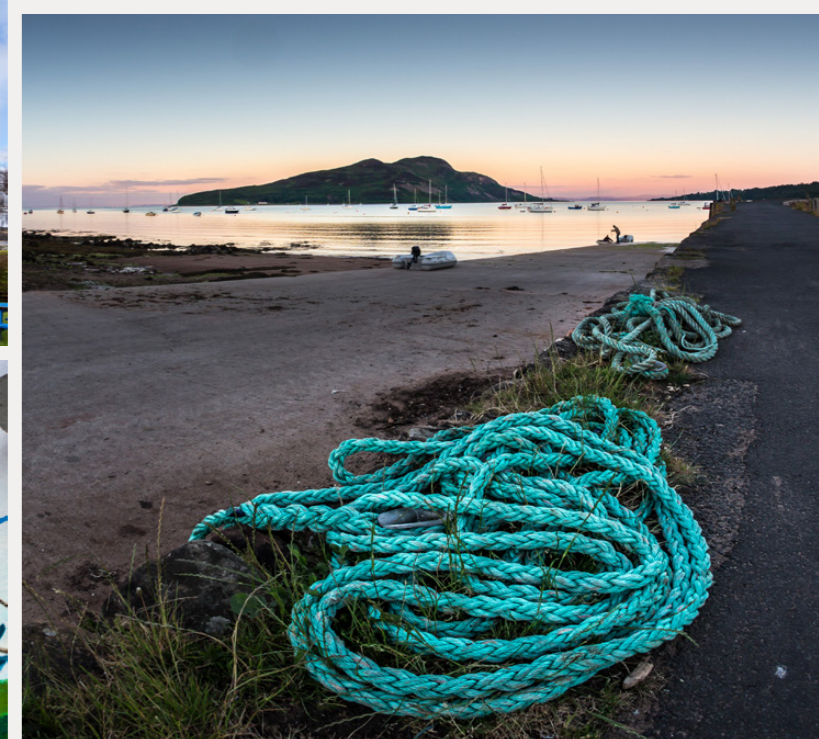


LAMLASH

SCHIEHALLION IS SITUATED IN A PARTICULARLY PRIME CUL-DE-SAC 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.

IT IS ONLY A TWO MINUTE WALK FROM THE BUNGALOW TO THE SEASHORE IN ONE DIRECTION AND TO LAMLASH GOLF CLUB IN THE OTHER.

BRODICK, THE MAIN TOWN, WHICH IS 3 MILES AWAY 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 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. FREQUENT BUS SERVICE, WITH A BUS STOP AT THE END OF THE CUL DE SAC 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.







SITUATED WITHIN AN EXCLUSIVE AND QUIET CUL-DE-SAC IN THE HIGHLY SOUGHT-AFTER LOCATION OF LAMLASH, IS THIS SUPERB FOUR/FIVE BEDROOM DETACHED BUNGLOW, ALL ON ONE LEVEL.

SCHIEHALLION IS IN TRULY EXCEPTIONAL WALK-IN CONDITION AND WAS BUILT TO AN EXACTING STANDARD AROUND 1990, MAKING IT A FLEXIBLE AND ADAPTABLE FAMILY HOME.

ONCE INSIDE, DISCERNING PURCHASERS WILL BE GREETED WITH A FIRST-CLASS SPECIFICATION AND BE ABLE TO ENJOY OUTSTANDING VIEWS OF THE HOLY ISLE AND THE SURROUNDING COUNTRYSIDE. WITH PALM TREES IN THE GARDEN, RED SQUIRRELS AND A HOST OF WILD BIRDS VISITING THE FEEDERS, THIS IS A SECLUDED HAVEN.

SCHIEHALLION





THE PROPERTY ITSELF IS DECEPTIVELY SPACIOUS AND PROVIDES A HIGHLY SUCCESSFUL MARRIAGE OF TRADITIONALLY PROPORTIONED APARTMENTS WITH A NUMBER OF CONTEMPORARY FEATURES, INCLUDING THE INSTALLATION OF A NEW KITCHEN AND BATHROOM IN 2015.

THE PROPERTY SITS WITHIN LANDSCAPED GARDENS TO THE SIDE AND REAR, WHICH HAVE BEEN DESIGNED FOR EASE OF MAINTENANCE AND TO ALSO ENJOY THE WONDERFUL SCENERY IN ALL DIRECTIONS. THIS PROVIDES A PRIVATE AND SAFE ENVIRONMENT FOR CHILDREN AND PETS. ALFRESCO DINING AND RELAXING ON THE PRIVATE PATIOS IS THOROUGHLY RECOMMENDED. THE PROPERTY CAN BE ACCESSED VIA A PRIVATE DRIVEWAY, OFFERING OFF-ROAD PARKING FOR AT LEAST FOUR/FIVE VEHICLES, WHICH IN TURN, GIVES ACCESS TO A DOUBLE GARAGE (WITH POWER, LIGHT AND WATER).

A REAL BONUS IS THE LOG CABIN (WITH POWER AND LIGHT, MAKING IT THE ULTIMATE MAN-CAVE, HOME OFFICE, STUDIO OR PLAY ROOM.), WHICH WILL APPEAL TO ALL MEMBERS OF THE FAMILY AND BLENDS PERFECTLY INTO THE REAR GARDEN. FOR THOSE WITH GREEN FINGERS, THERE IS ALSO A GREENHOUSE TUCKED AWAY IN THE CORNER.





LOG CABIN WITH POWER & LIGHTING



THE FRONT ELEVATION OF THE PROPERTY BELIES THE ACCOMMODATION INTERNALLY, WHICH COMPRISES: WELCOMING RECEPTION HALL WITH ACCESS TO A USEFUL UTILITY ROOM, WHICH HAS SPACE FOR A WASHING MACHINE AND TUMBLE DRYER.

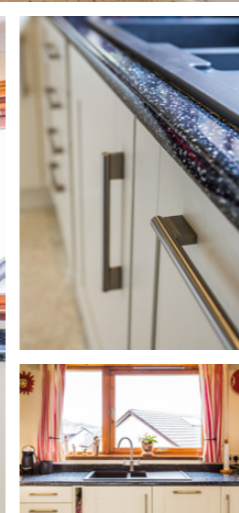
THE KITCHEN HAS BEEN BEAUTIFULLY FITTED TO INCLUDE A GOOD RANGE OF CONTEMPORARY FLOOR AND WALL MOUNTED UNITS WITH A STRIKING WORKTOP, PROVIDING A FASHIONABLE AND EFFICIENT WORKSPACE. IT BENEFITS FROM AN INTEGRATED EXTRACTOR HOOD AND DISHWASHER AND THERE IS A COLOUR-THEMED, FREESTANDING COOKER AND A FRIDGE FREEZER. AN ARCHWAY OFFERS ACCESS TO A DINING/FAMILY AREA, WHICH HAS AMPLE SPACE FOR A TABLE AND CHAIRS FOR MORE FAMILY DINING AND ENTERTAINING.

A DOOR FROM THE KITCHEN LEADS TO THE IMPRESSIVE LOUNGE, WITH TWIN PATIO DOORS AT EITHER END OF THE ROOM. ONE SET OF DOORS GIVES ELEVATED VIEWS OF THE HOLY ISLE IN ONE DIRECTION AND OPEN COUNTRYSIDE IN THE OTHER, WHILST THE OTHER HAS VIEWS OVER THE PATIO, GARDEN AND SHRUBBERY. THE FEATURE FIREPLACE, WITH LIVING FLAME FIRE, IS THE OTHER KEY FOCAL POINT OF THE ROOM AND THIS ZONE IS CERTAIN TO BECOME THE VERY 'HEART' OF THE HOME.

HALLWAY / LOUNGE







KITCHEN / UTILITY / DINING



THE INNER HALLWAY ALLOWS ACCESS TO THE SLEEPING ACCOMMODATION. ACCESS TO THE PARTLY-BOARDED LOFT IS GAINED FROM HERE. THE SPACE THAT EXISTS WITHIN THIS AREA WOULD BE IDEAL FOR CONVERSION INTO FURTHER LIVING SPACE (SUBJECT TO OBTAINING THE NECESSARY PLANNING CONSENTS).

THERE ARE TWO USEFUL STORAGE CUPBOARDS IN THIS AREA. THERE ARE FOUR, WELL-PROPORTIONED BEDROOMS AND THREE HAVE FITTED WARDROBES. THE MASTER BENEFITS FROM THE LUXURY OF ITS OWN EN-SUITE SHOWER ROOM. TREMENDOUS VIEWS ARE OFFERED FROM ALL OF THE ROOMS AND THREE HAVE THE LUXURY OF STORAGE FACILITIES. A BRIGHT AND AIRY STUDY/BEDROOM FIVE OFFERS DIRECT ACCESS THROUGH FRENCH DOORS TO THE RAISED TERRACE AND MIGHT SUIT THOSE REQUIRING LIVE/WORK ARRANGEMENTS.

A CONTEMPORARY BATHROOM, WITH ROLLTOP BATH COMPLETES THE IMPRESSIVE ACCOMMODATION.

UNDERNEATH THE PROPERTY IS SPACIOUS STORAGE ACCESSED FROM A DOOR AT THE REAR OF THE PROPERTY.

THE HIGH SPECIFICATIONS OF THIS FAMILY HOME ALSO INCLUDE DOUBLE GLAZING AND RECENTLY INSTALLED (2018) LPG CENTRAL HEATING WITH RADIATORS IN ALL ROOMS.

NB - THE PROPERTY HAS A QUITE UNIQUE AND BEAUTIFUL SETTING. IT NOT ONLY OFFERS POTENTIAL PURCHASERS A WONDERFUL FAMILY/HOLIDAY HOME, BUT IT ALSO PROVIDES AN UNPARALLELED OPPORTUNITY TO CREATE A HOME-BASED LIFESTYLE BUSINESS. THE INTERIOR OF THE HOUSE IS VERY ADAPTABLE AND WOULD LEND ITSELF PERFECTLY TO BE USED AS A BED AND BREAKFAST ESTABLISHMENT OR FOR AIRBNB PURPOSES (SUBJECT TO OBTAINING THE NECESSARY CONSENTS).

BEDROOMS / EN-SUITE







BATHROOM



Approximate Dimensions (Taken from the widest point)

Lounge	7.80m (25'7") x 5.90m (19'4")
Kitchen	3.50m (11'6") x 3.50m (11'6")
Dining/Family Area	3.50m (11'6") x 3.10m (10'2")
Utility	2.40m (7'10") x 1.70m (5'7")
Master Bedroom	3.80m (12'6") x 3.30m (10'10")
En-suite	2.30m (7'7") x 1.70m (5'7")
Bedroom 2	3.30m (10'10") x 3.30m (10'10")
Bedroom 3	4.80m (15'9") x 2.60m (8'6")
Bedroom 4	3.50m (11'6") x 2.50m (8'2")
Bedroom 5/Study	2.40m (7'10") x 2.20m (7'3")
Bathroom	3.50m (11'6") x 1.90m (6'3")
Garage	5.40m (17'9") x 5.10m (16'9")

Gross internal floor area (m<sup>2</sup>): 150m<sup>2</sup> | EPC Rating: D

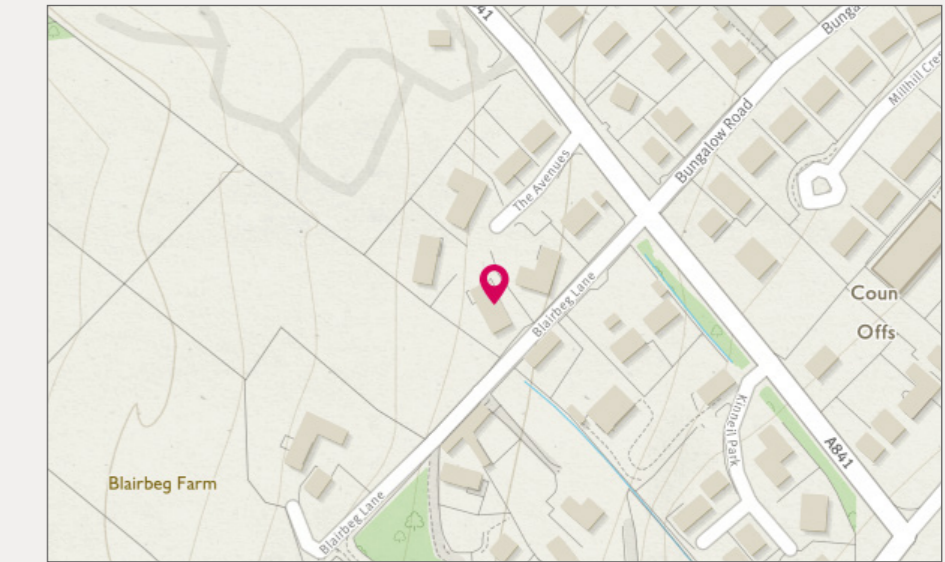


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