




McEwan Fraser Legal

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8A Murray Place

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



ISLE OF ARRAN

Murray 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 & 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, 3 miles from Lamlash, 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!





8A MURRAY PLACE

Set within a quiet and secluded location in the ever-popular village of Lamlash, is this traditional, two bedroom, semi-detached back cottage, which forms part of the much-admired and charming Murray Place terrace. The property is of rendered brick construction under slate roof, it has a private rear garden, which benefits from splendid views over agricultural land towards Benlister Glen and would make for a wonderful main residence or holiday home. The location of the cottage is ideally placed for exploring the Island - it's also close to bars, restaurants and the facilities of Lamlash.

In more detail the accommodation comprises: A welcoming reception hallway, which is ideal for the storing of jackets and wellingtons. The kitchen/diner has been fitted to include a good range of floor and wall mounted units with a striking worktop, which provides a fashionable and efficient workspace. There is ample space for a dining table and chairs for more informal dining. The lounge is a great room to relax and chill, and offers a range of furniture configurations. The utility cupboard and shower room complete the ground floor accommodation.

The upper accommodation comprises of two well-proportioned bedrooms, both with additional space for free standing furniture if required. They both are very quirky with vaulted ceilings and bedroom 1 offers outstanding rural views.

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

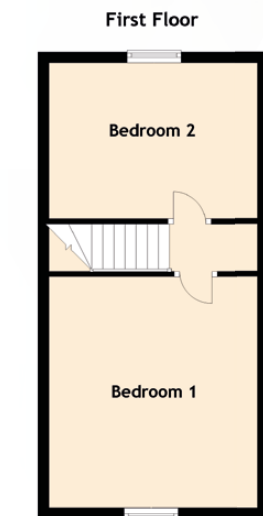
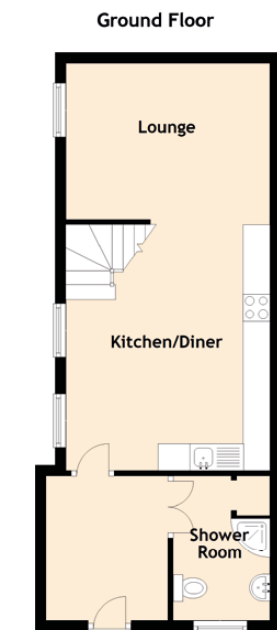
Access to the property is from the tarmac driveway leading from the main road round to the rear of the front houses. A shared path leads to the enclosed rear garden, which is mainly laid to lawn with some well established plants and shrubs. An ideal place to relax and take in the spectacular rural aspect towards Benlister Glen – the perfect spot for a lazy summer's day!

DIRECTIONS

From Brodick Pier turn left and proceed to Lamlash. Drive through the village passing Arran High School on the right hand side and proceed for a further quarter of a mile where Murray Place is the row of red sandstone houses on the right hand side. 8A is located to the rear with access by the narrow road at both ends of the main terrace.



PROPERTY SPECIFICATIONS

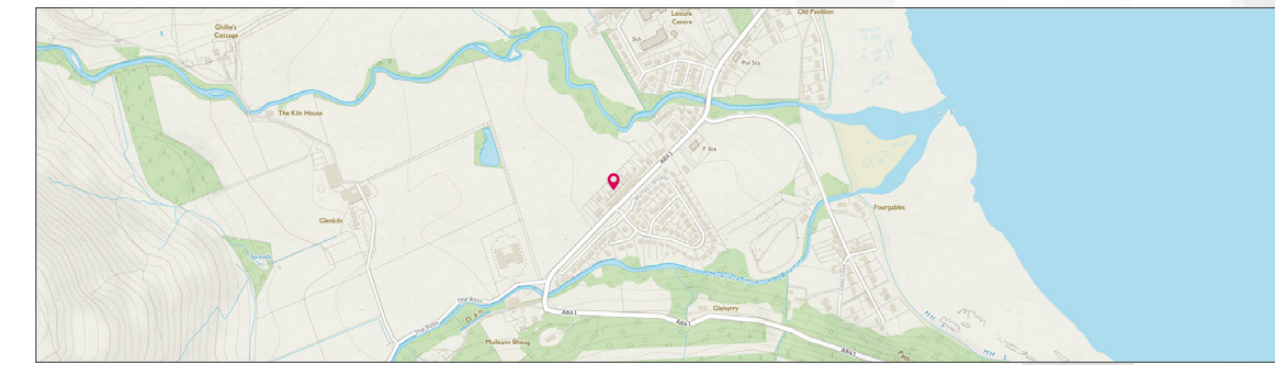


Approximate Dimensions (Taken from the widest point)

Lounge	3.80m (12'6") x 2.90m (9'6")
Kitchen/Diner	4.60m (15'1") x 3.80m (12'6")
Bedroom 1	4.20m (13'9") x 3.90m (12'10")
Bedroom 2	3.90m (12'10") x 2.90m (9'6")
Shower Room	2.70m (8'10") x 1.80m (5'11")

Gross internal floor area (m2) 60m²

EPC Rating F





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