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Shore Road, Lamlash, Isle of Arran, North Ayrshire, KA27 8JY


McEwan Fraser Legal
Solicitors & Estate Agents

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This fantastic villa is situated in a prime position on the shore, 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 (PHT) & 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 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. From the house, 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!



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VIEW FROM ENTRANCE

Situated within an exclusive and a prime location on the shore, allowing fabulous views over Lamlash Bay and the Holy Isle, is this four-bedroom (link) detached villa, which is a fun, atmospheric and functional place in which you can live life to the full with your friends and family. Almird is typically Scottish in both appearance and construction and was professionally extended to the side aspect around twenty years ago. The house has retained much of its character and charm and still retains many original features. With mature gardens, red squirrels and outstanding views, this is a secluded haven!*





This property is as unique as it is beautiful! The traditional building offers fantastic and flexible accommodation and only a complete viewing will convey its quality and huge potential to add further value. There is an extensive private driveway, which gives access to off-road parking and an integral single garage. The front garden is mostly laid to

lawn, has been designed to enjoy the stunning outlook, allowing access onto the sandy beach only yards away and is the perfect spot for children and/or pets. The compact rear garden is fully enclosed. The house is entered via a bright private entrance vestibule. An internal door leads through to a large



welcoming reception hallway, with the staircase off to the upper landing and access to the principal apartments. A useful bathroom and understairs cupboard are both located off the hallway. Immediately impressive is the lounge, which is of palatial proportions, with high ceilings and the potential for a range of furniture configurations.



The picture window to the front aspect offers tremendous views over the bay and the ever-changing waters. The feature fireplace is the other key feature of the room. The kitchen/diner is a space conducive to the modern concept of open-plan entertaining. The dining area has a picture window to the front aspect and has similar views



to that of the lounge. This room also has a feature fireplace with a gas (LPG) fire. Access is gained via an arch into the open-plan kitchen, which has been fitted to include a good range of floor and wall mounted units, with a work surface, which provides a fashionable and efficient workspace that extends into an ingenious breakfasting bar.

It further benefits from an integrated oven, hob and extractor. A door opens from here into the utility/boot room, which is plumbed for a washing machine, tumble dryer and has space for a fridge/freezer. This zone is perfect for hanging jackets and storing wellingtons. A door opens from here to the rear aspect.

Kitchen / Diner





“...The kitchen/diner is a space conducive to the modern concept of open-plan entertaining...”





LIBRARY/STUDY/BEDROOM 4

Located off the dining area, an inner hallway allows access to the extended section of this super home. A set of stairs rises to the bright and airy fourth bedroom and the 'triple aspect' configuration allows for fabulous views to the front, rear and side. This room is currently being used as a very comfortable

library/study and might suit those requiring living/working arrangements. An internal door from the inner hallway allows access into the spacious integral garage with power, light and an electric roller door. There is ample room for additional storage within the garage. The extended section of the



house could be made independent (STPP) and might suit a teenager or elderly relative requiring a level of privacy. It would also be ideal for those wanting to obtain an income from Airbnb or similar.

The staircase leads to the first-floor level,



revealing a bright and airy landing, three well-proportioned bedrooms and a shower room. All of the rooms have space for additional free-standing furniture and all offer tremendous views over Lamlash Bay. A separate shower room completes the first-floor accommodation.



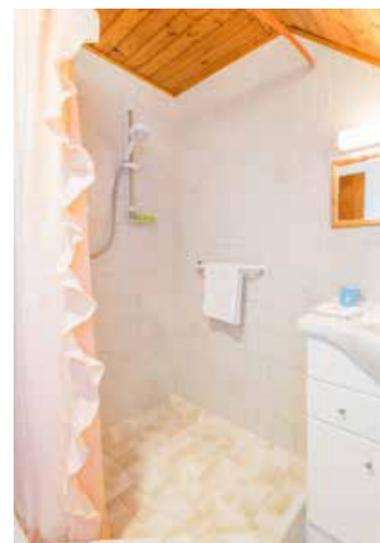
The specification includes electric heating and all double-glazed windows for additional peace of mind and comfort.

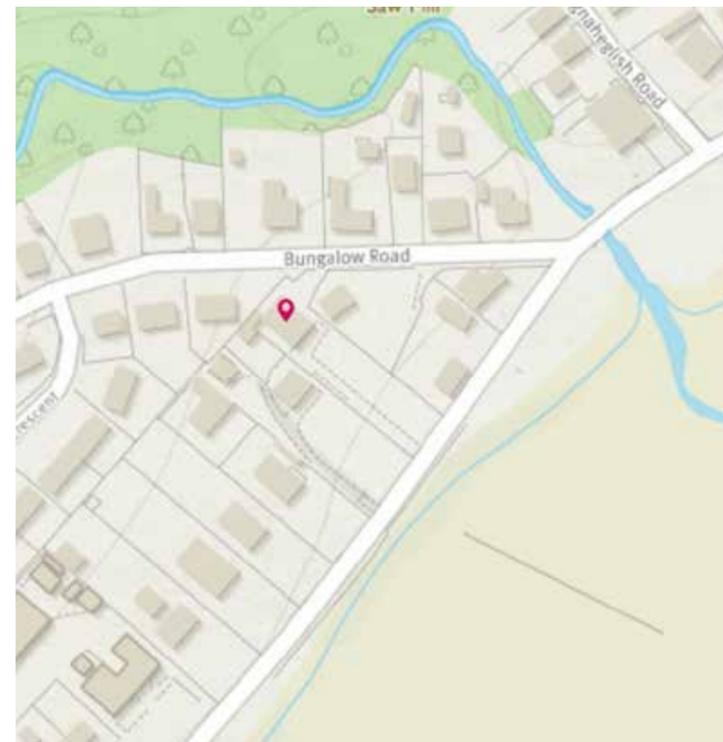
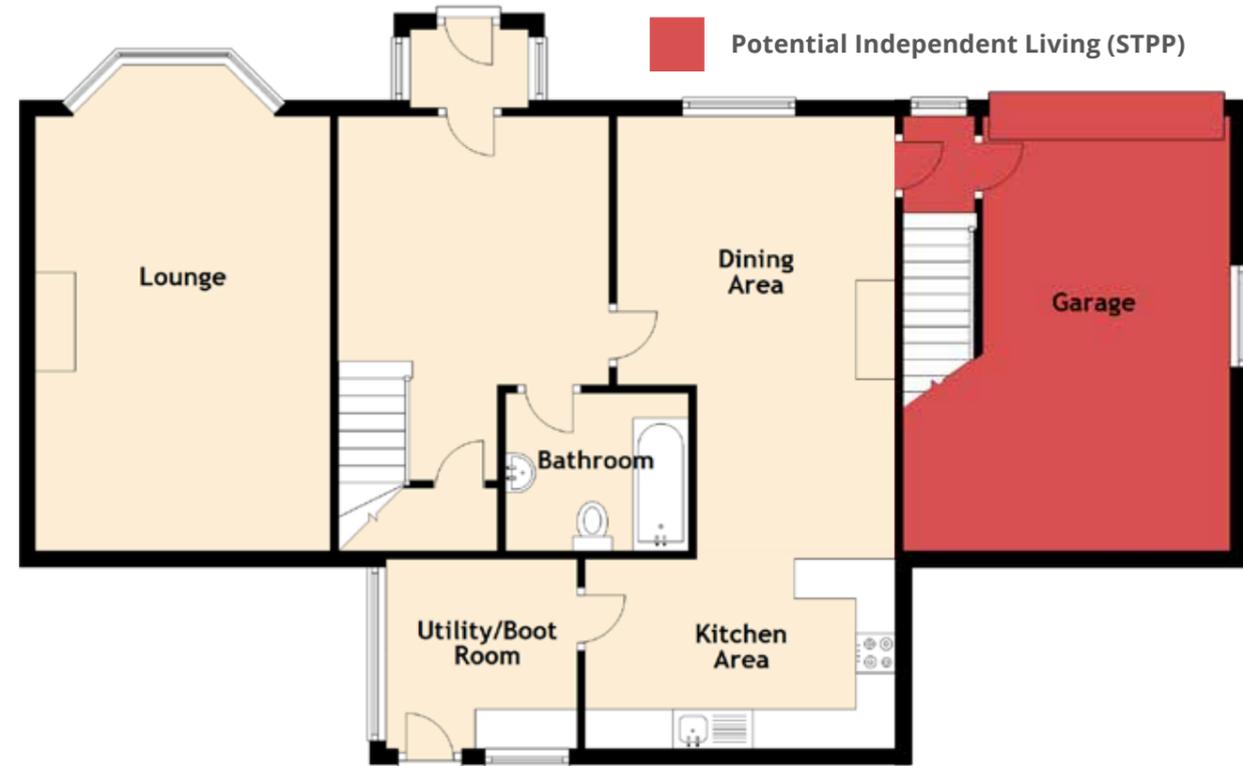
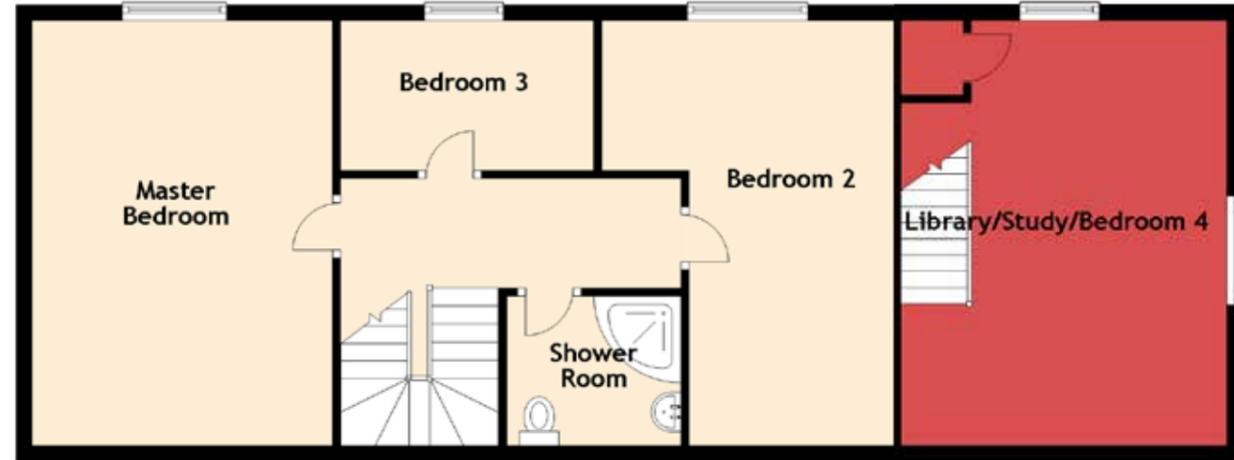
McEwan Fraser Legal are of the opinion that to avoid disappointment, early viewing is imperative to appreciate the potential to add

immediate value to this beautiful home with such a breathtaking outlook.

NB* Although there is an appended cottage, this is not included in the sale.

- Master Bedroom -





*Approximate Dimensions
(Taken from the widest point)*

Ground Floor

Lounge	6.20m (20'4") x 3.70m (12'2")
Dining Area	5.50m (18'1") x 3.50m (11'6")
Kitchen Area	3.90m (12'10") x 2.40m (7'10")
Utility/Boot Room	2.40m (7'10") x 2.40m (7'10")
Bathroom	2.30m (7'7") x 2.10m (6'11")
Garage	5.30m (17'5") x 4.10m (13'5")

First Floor

Master Bedroom	5.40m (17'9") x 3.80m (12'6")
Bedroom 2	5.40m (17'9") x 3.90m (12'10")
Bedroom 3	3.20m (10'6") x 1.90m (6'3")
Shower Room	2.20m (7'3") x 1.90m (6'3")
Library/Study/ Bedroom 4	5.10m (16'9") x 5.00m (16'5")

Gross internal floor area (m²): 167m²

EPC Rating: E



SEA VIEWS



BUS LINKS



NEAR SCHOOLS



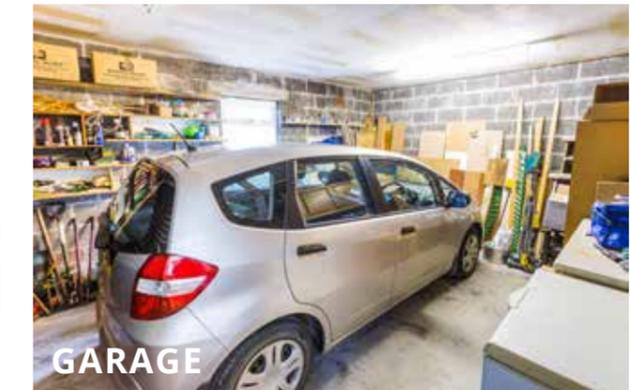
POTENTIAL TO ADD VALUE



SINGLE GARAGE



LARGE GARDEN






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