



12, Murray
Crescent,
Lamlash,
Isle Of Arran,
KA27 8NS



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

3 Bed Bungalow - Detached located in Lamlash



****UNDER OFFER****

Located in the desirable village of Lamlash on the picturesque Isle of Arran, this delightful detached bungalow at 12 Murray Crescent offers an excellent opportunity for families seeking a tranquil yet vibrant community. Spanning a comfortable 445 square feet, the property features three well-proportioned bedrooms, making it ideal for family flexible living

The bungalow boasts a welcoming reception room, perfect for relaxation and entertaining. Its well-maintained condition ensures that you can move in with ease, allowing you to enjoy the comforts of home from day one. The desirable location provides a peaceful environment while still being close to local amenities, schools, and the stunning natural beauty that the Isle of Arran is renowned for.

This property is not just a house; it is a place where memories can be made. With its inviting atmosphere and excellent family-friendly surroundings, 12 Murray Crescent is a wonderful choice for those looking to settle in a serene yet engaging community. Don't miss the chance to make this charming bungalow your new home.

Hallway

12'9" x 12'6" (overall)

Welcoming L-shaped hallway with partially glazed entrance door enhanced by glazed panel to flood this central space with natural light. Access to all of the accommodation within, including the handy full height storage cupboard and separate store housing the vented hot water tank.

Neutral and practical timber effect flooring adorns all of the public rooms.

Lounge

15'8" x 12'1"

To the front of the bungalow, this room enjoys a traditional fire place, currently housing an electric stove, however this could be reinstated perhaps with a log burning stove?

A large picture window to the front offers plenty of light.

Kitchen

8'11" x 12'5"

To the rear, with a partially glazed door into the back garden, this is well fitted with plenty of timber and wall mounted units and space for a washing machine, dishwasher, cooker, fridge freezer and under counter freezer.

Bedroom 1

13'5" x 8'6"

A lovely double room to the front of the property, including built in wardrobe.

Bedroom 2

9'2" x 7'10"

A smaller single room to the side of the property, including built in wardrobe.

Dining Room / Bedroom 3

12'5" x 9'2"

To the rear, the 3rd bedroom is currently used as a dining room and enjoys a view to the rear enclosed garden - this room also boasts built in storage.

Shower Room

8'1" x 5'6"

A relatively modern shower room with electric shower and glazed window for light and ventilation.

Garden

12 Murray Crescent has an enclosed rear garden, bound by timber fencing mostly laid to lawn with flowering shrubs and plants around the border.

The front gardens are low maintenance and decoratively gravelled with tarmacked off road parking to the side for a few vehicles.

There is also a timber workshop, serviced with electricity, however this does need a little bit of TLC.

Services

12 Murray Crescent is connected to mains electricity, water and drainage. Central heating is by electric supplying radiators throughout.

Council Tax

The property is rated "D" band paying £2154.16 in 2025 / 2026.

A little more information

12 Murray Crescent is located in the vibrant village of Lamlash.

The village amenities and beach are just a short distance away and there is easy walking access to a bus stop nearby. Lamlash has a small Co-op with an instore post office, various places to dine out, gift shops, hairdressers, newsagents, and hardware shop. Lamlash also has its own 18 hole golf course, bowling green, tennis court, excellent boating, and water facilities. Lamlash is home to the island's cottage hospital, medical centre, police station, fire and coastguard stations.



Arran High School with UHI hub is located nearby along with the Lamlash primary and early years classes.

The Isle of Arran is a place where you can find a little bit of everything you could ever want from a Scottish island; an ever-changing coastline, dramatic mountain peaks, sheltered beaches, verdant forests, great cultural festivals and a wealth of tasty local produce.

What3words///

Every 3 metre square of the world has been given a unique combination of three words.

Used for navigation, here are the words for this property:

What3words///loafing.younger.kinds

Floor Plan

Floor plan is not to scale and is to be used for guidance only.

Room sizes are approximate.

Viewings by appointment

Please note that viewings are strictly by appointment.

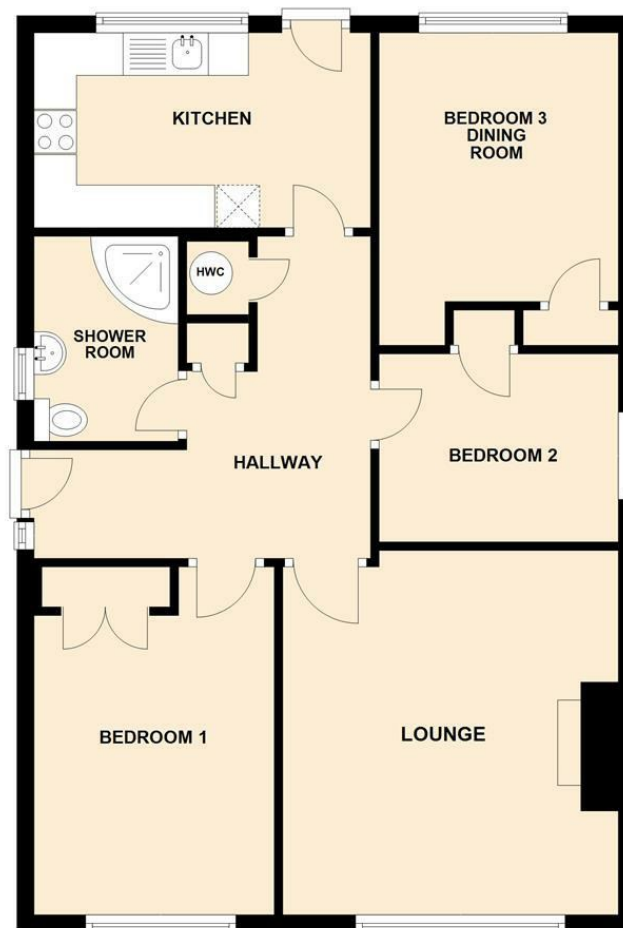
The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be set. These particulars are believed to be correct but their accuracy is not guaranteed and they should not form or constitute any part of any contract.



Cal Mac travel details

If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.

Caledonian MacBrayne Tel: 01770 460 361 www.calmac.co.uk



12 MURRAY CRESCENT



TOTAL AREA: APPROX. 41.3 SQ. METRES (445.0 SQ. FEET)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	19	
Not energy efficient - higher running costs		
Scotland		
EU Directive 2002/91/EC		

DIRECTIONS

From Brodick Pier turn left and proceed to Lamlash. Travel through the village passing the High School on the right hand side and the fire station on the left. Turn left into Murray Estate, then sharp left again and follow the road round and take first left, where 12 Murray Crescent is situated on the right hand side, a few yards along.

CONTACT

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