Westbourne,
Bungalow Road,
Lamlash,
Isle of Arran,
KA27 8LD

Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

2 Bed Cottage located in Lamlash

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Westbourne Cottage is nestled to the rear of 'Linden' on the tranquil and popular Bungalow Road in village of Lamlash, this charming cottage offers a delightful retreat for those seeking a peaceful lifestyle. With two well-appointed bedrooms and two modern bathrooms, this property is perfect for small families or couples looking for a serene escape.

The inviting atmosphere of this cosy cottage provides a warm welcome, the ideal location with plenty of space for relaxation and entertaining guests. The cottage is beautifully presented and in walk-in condition, having recently been refurbished and modernised throughout retaining some original features. All allowing you to settle in without the need for any immediate renovations. The air source heat pump ensures energy efficiency, while the high level of insulation and triple glazed windows keeps the home comfortable throughout the seasons.

One of the standout features of this property is the generous private garden, which basks in sunlight all day long. This outdoor space not only offers a perfect spot for gardening or enjoying a morning coffee but also boasts a view to Holy Isle, creating a picturesque backdrop for your daily life.

Convenience is at your doorstep, as the cottage is located close to village amenities, a bus stop and the beach, allowing for easy access to local shops, cafes, and recreational activities. Additionally, the property includes off-road parking and a garage, providing ample space for your car and storage needs.

In summary, this delightful cottage on Bungalow Road presents an exceptional opportunity to enjoy a peaceful lifestyle in Lamlash, with the perfect blend of comfort, convenience, and natural beauty. Don't miss the chance to make this charming property your new home.

Entrance Porch
5'4" x 5'4"
A handy front entrance porch with space to hang and store all your outdoor gear.

Hallway
8'6" x 2'10"

Lounge
13'1" x 16'0" overall
The lovely lounge is bright and spacious with a dual aspect over the gardens and beyond with a view to Holy Isle.

Kitchen / dining room
13'1" x 7'9"
To the rear of the the lounge a step leads up into the kitchen. Fitted with wall and base units electric hob and oven, with an under counter fridge and a dishwasher and washing machine.
The dining area to the rear of the kitchen is flooded with natural light from the dual aspect windows over looking the rear gardens. To the side is a door opening out to the patio area and additional kitchen cupboards, as well as fridge freezer and plenty of space for a large dining table.

Bedroom 1
10'2" x 16'0"
Spacious double bedroom with a window to the front of the cottage.

Bathroom
6'0" x 10'1"
Off the entrance hallway the bathroom is fitted with a three piece white suite with a shower over the bath and a large storage cupboard. Flooded with natural light from the roof window. Access to the attic space above is also from this room.

Bedroom 2
10'5" x 7'4"
To the rear of the cottage off the lounge, a good size single bedroom with window out to rear gardens

Ensuite Shower room
5'5" x 7'4"
Ensuite shower room to bedroom two is fitted with a large corner shower cubicle and white suite with a window out to the rear gardens.

Garden
The driveway past ‘Linden’, leads to the cottage and opens into a good sized garden. There is a detached garage, private parking and space for turning on the driveway.
This large garden is relatively flat and mostly laid to lawn, bounded by mature hedging and fencing and enjoys the sun all day long. To the side of the cottage there is a lovely private patio area enjoying the views towards Holy Isle and Lamlash bay.
To the rear of the garden there is greenhouse and the remains of a brick built base once housing a second greenhouse.

Council Tax
The property is rated “D” band paying £2,338.16 including water and waste water in 2026/27.

Services
Westbourne is connected to mains electricity, water and drainage. Central heating, cooling and hot water is by air source heat pump, supplying a wet panel system installed in the ceiling. This is supplemented by the open fire within the lounge.

A little more information
Westbourne is located in a quiet location, just off the very desirable

Bungalow Road, and enjoys beautiful views across to Holy Isle. The large garden is a haven for wildlife and birds and could be a gardener's dream! The village amenities are a short distance away, with easy walking access to the nearby bus stop.
Lamlash has a small Co-op with an instore post office, various places to dine out, gift shops, hairdresser, newsagent and hardware shop. The village has its own 18 hole golf course, bowling green, tennis court, excellent boating and water facilities. Lamlash is also home to the island's cottage hospital, medical centre, police station, fire and coastguard stations. Arran High school is located in Lamlash too, along with the village 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///warbler.mailboxes.logged

Floor Plan

Floor plan is not to scale and is to be used for guidance only. Room sizes are approximate.

Viewings by appointment

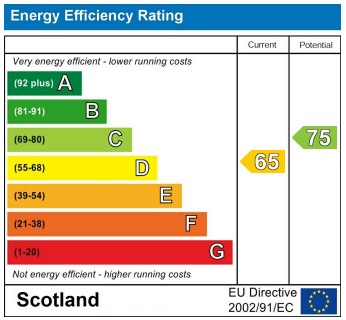
Please note that viewings are strictly by appointment.
The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention 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

WESTBOURNE GROUND FLOOR

TOTAL AREA: APPROX. 77.6 SQ. METRES (835.5 SQ. FEET)



DIRECTIONS

From Brodick Pier turn left and proceed to Lamlash. Before the bottom of the hill into the village, turn left along Bungalow Road. Westbourne is the third driveway on the left hand side behind 'Linden'. What3words///warbler.mailboxes.logi

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