2, Arranton Place,
Lamlash,
Isle Of Arran,
KA27 8NW

Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

3 bedroom end terrace home located in Lamlash

Welcome to this charming end terrace house located on Arranton Place in the vibrant village of Lamlash, Isle of Arran. This lovely home is situated in a popular residential area, conveniently close to local amenities, making it an ideal choice for first-time buyers or families seeking a comfortable and energy efficient home.

The home boasts a generous wrap around garden, perfect for outdoor activities and relaxation, along with the added benefit of off-road parking. Subject to planning, there is also ample scope to extend the property, allowing you to tailor it to your specific needs and preferences.

Energy efficiency is a key feature of 2 Arranton Place, equipped with an air source heating and hot water system with upgraded insulation, this not only ensures a warm and inviting atmosphere but also contributes to low running costs, making it an economical choice for modern living. Additionally, the property includes an electric car charging point, catering to the needs of environmentally conscious homeowners.

With its blend of practicality and potential, this property presents a wonderful opportunity to create a lasting family home in a delightful setting. Do not miss the chance to make this house your own.

Entrance hallway
6'0" x 11'1" overall
The front door opens into the entrance hallway, where there is space for storing all your out door gear and the stairs up to the upper floor.

Walk through cupboard
2'3" x 5'10"
A handy cupboard that leads into the kitchen from the entrance hallway with space for hanging coats and shoe storage.

Lounge
10'11" x 15'1" overall
The spacious lounge to the front is bright and airy with French doors opening to the conservatory to the front and to the rear a partially glazed door opens into the kitchen.
There is an electric stove inset into the fire place to enjoy the cosy nights in. This could be re-instated as an open fire or wood burning stove with the appropriate checks of the chimney.

Conservatory / dining
10'2" x 7'8"
The south facing conservatory to the front has a door out to the gardens and plenty of room for a large dining table.

Kitchen
7'3" x 14'1"
The lovely kitchen is bright and airy, open to the lounge and rear vestibule with a picture window looking across the rear gardens. It is floored with Marmoleum and fitted with cream wall and base units, an integrated fridge/freezer, electric oven, gas hob and a freestanding dishwasher.

Rear vestibule
5'6" x 4'1"
The rear vestibule has plenty of room for storing outdoor clothing and a door out to the rear gardens. A cupboard stretching under the stairs houses the hotwater tank and controls for the air source heat pump in front of which there is plumbing and space for stacking washing machine and tumble dryer.

Upper hallway
6'9" x 8'1" overall
The 100% wool Axminister carpet flows seamless from the stairs leading to the upper hallway and through to Bedroom 1 and bedroom 3. Off the hallway, a large cupboard accommodates a Ramsay ladder up to the attic.

Bedroom 1 overall
10'10" x 12'8"
A spacious double bedroom with built in wardrobe and window looking across the rear gardens.

Bedroom 2
9'1" x 9'10"
A good size double bedroom with lovely window to the front, taking in the views of Holy Isle.

Bedroom 3
7'10" x 12'3" overall
A cosy single bedroom with window to the front and a handy over the stairs nook for storage or even a raised toddler bed.

Bathroom
The partially tiled bathroom is also floored with Marmoleum and fitted with a white suite with a shower over the bath.

Attic room / office
11'8" x12'8"
The spacious attic is fully floored and carpeted with a roof window to the front flooding this practical space with natural light. There is access through to the eaves with further storage if needed.

Garden
Being the end terrace, number 2 enjoys a wrap around garden, which is securely bound with fencing. It is low maintenance, mostly laid to paviours, a lawn area and raised planters.
There is a large timber shed, with power, to the side and off road parking for two cars.

Council tax
2 Arranton Place is rated “A” for council tax, paying £1558.77 including water and waste water in 2026/27.

Services
Number 2 is connected to mains electricity, water and drainage. Central heating and hot water is by the air source heat pump supplying radiators throughout. This is supplemented by the electric stove in the lounge.

A little more information
If desired, 2 Arranton Place offers the potential to create additional useable accommodation within the attic or to the side subject to obtaining appropriate statutory consents from North Ayrshire Council.

No. 2 is in a quiet location within a popular residential area of the village. Amenities

within the village 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 Argyll hub is located almost next door, along with the primary school 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///leafing.shredding.monkey

Floor plan

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

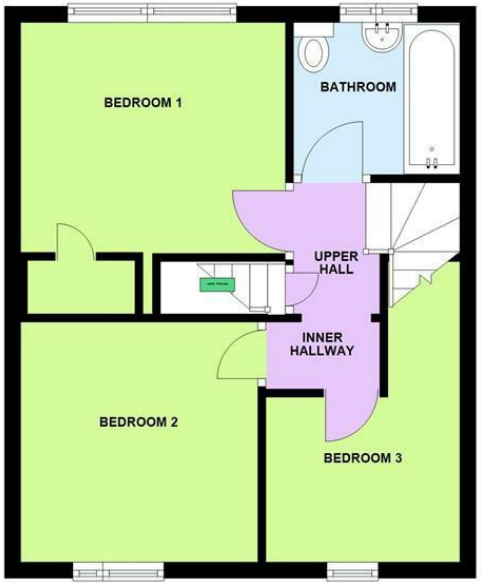
Viewings by appointment

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.

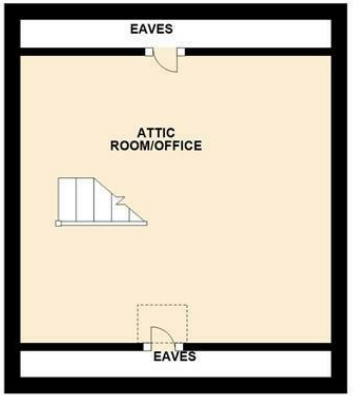
Cal Mac travel details

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

GROUND FLOOR

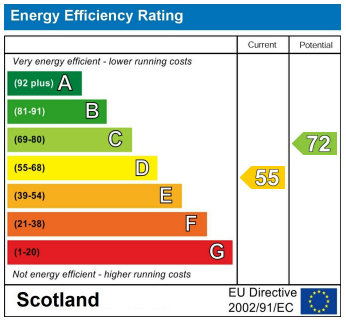


FIRST FLOOR



SECOND FLOOR

TOTAL AREA: APPROX. 91.6 SQ. METRES (985.6 SQ. FEET)



DIRECTIONS

From Brodick Pier turn left and proceed to Lamlash. Travel through the village, turn right immediately past the High School into McKelvie Road, where no 2 Arranton place is the first property on the lefthand side.
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CONTACT

Invercloy House Brodick
Isle of Arran
North Ayrshire
KA27 8AJ

E: sales@arranestateagents.co.uk
T: 01770 302310
www.arranestateagents.co.uk

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