Lismore,

Lamlash,

Isle Of Arran,

KA27 8JU

Arran ESTATE AGENTS

ISLAND OWNED & RUN SINCE 1990

3 Bed Cottage located in Lamlash

3

2

1

E

*NEW FIXED PRICE *

SUBSTANTIALLY BELOW HOME REPORT VALUE

Lismore nestles in the highly desirable residential area of Bungalow Road, in the popular village of Lamlash, just a short stroll to the beach. This delightful cosy yet spacious cottage offers a perfect blend of comfort and location. With one large open plan living space, utility room, three bedrooms and two bathrooms, this property provides a flexible layout and versatile use.

The cottage exudes a sense of tranquillity and warmth, making it an ideal retreat for those seeking a peaceful escape. Its private setting in the heart of the village, adds to the allure, allowing you to unwind in a calm environment.

Moreover, the property presents an exciting opportunity for further development and refurbishment, giving you the chance to tailor the space to your preferences and create the home of your dreams. Whether you envision expanding the current layout or adding personal touches, the scope for development is bound to inspire your creativity.

Don't miss the chance to make this property your own and embark on a journey of transformation and serenity.

Entrance porch
3'10" x 2'7"
Double storm doors open into the entrance porch which leads on to the open plan lounge and dining kitchen.

Open plan lounge dining to kitchen
18'8" x 33'8" overall
The front entrance porch opens into the this spacious versatile room, with triple aspect windows over looking the gardens, with a glimpse of Holy Isle and Lamlash Bay.
Double French doors to the front open on to a patio area, really bringing the outside in to this bright and airy room.
A recently installed LPG stove is the focal point in this room and offers additional heating.

Kitchen area
4'7" x 7'7"
The galley kitchen area is to the rear of the lounge with a handy breakfast bar for additional worktop space and window looking through to the utility room and out to the rear gardens.
The kitchen is fitted with white wall and base units, freestanding electric cooker and freestanding fridge / freezer.

Rear hallway
2'9" x 7'3"
Leads to the bathroom and utility space from the kitchen area of the open plan living space.

Utility/Sun Room
6'9" x 8'9"
Accessed off the rear hallway this handy extension to the the cottage provides a sperate utility and laundry room with a washing machine and tumble dryer and sink. A door from the utility room leads out to the rear gardens.

Bathroom
6'1" x 7'3"
To the rear of the cottage with window out to the rear gardens. Fitted with a three piece suite with a shower over the bath and partially tiled.

Inner hallway
4'1" x 6'10"
Accessing the bedrooms, the hallway offers space for hanging coats and all your outdoor gear.

Bedroom 1
10'5" x 15'11"
Accessed of the hallway, this is a double bedroom to the front of the cottage. With dual aspect windows overlooking the front gardens and side driveway. To the rear of the bedroom is a door leading into bedroom 2

Bedroom 2
11'9" x 10'2" overall
Accessed from the bedroom 1, this is a spacious double bedroom to the rear of the cottage. With a window and external door out to the rear gardens.

Bedroom 3
8'3" x 9'4" overall
Double bedroom to the rear of the cottage with roof window and ensuite shower room.

Ensuite Shower room
7'7" x 7'3"
To the rear of the bedroom 3 and the cottage. Partially tiled and fitted with a white suite.

Garden
The gardens surrounded Lismore are neat and mostly laid to gravel, bordered with flower beds and mature shrubs and hedging. To the front and side a gravel driveway provides off road parking and leads to a timber shed and rear gardens.
There is a wonderful private patio area to the front, accessed from the french doors and takes in the views towards Holy Isle and catches the sun all day.

Council Tax

The property is banded 'D' paying £1998.51 in 2024/25.

Services

Lismore is connected to mains electricity, water and drainage. Central heating is by the externally located oil fired boiler, supplying radiators throughout. This is supplemented by the LPG stove in the lounge.

A little more information

Lismore is in a quiet location within the popular residential area of Bungalow Road, 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, ladies' boutique, 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.

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.

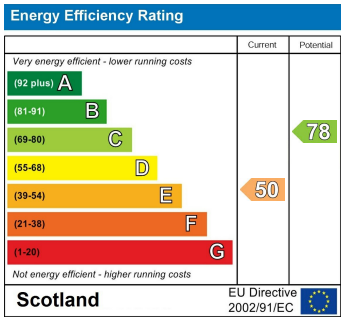
Cal Mac travel details

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

Lismore

Total area: approx. 91.8 sq. metres (987.6 sq. feet)

FLOOR PLAN NOT TO SCALE FOR GUIDANCE ONLY
Plan produced using PlanUp.



DIRECTIONS

From Brodick Pier turn left and proceed to Lamlash. Before the bottom of the hill into the village, turn left along Bungalow Road. Lismore is the first property and driveway on the left handside.

CONTACT

Invercloy House Brodick
Isle of Arran
North Ayrshire
KA27 8AJ

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

Arran ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990