



Sunnybank,
The Brae,
Lamlash,
Isle of Arran,
KA27 8NA



Arran
ESTATE AGENTS



ISLAND OWNED & RUN SINCE 1990

2 Bed Bungalow located in Lamlash



Set in an elevated position within the ever-popular village of Lamlash, on the Isle of Arran, this delightful detached cottage enjoys truly outstanding, unrestricted views across Lamlash Bay towards Holy Isle and beyond.

Sunnybank offers a comfortable and well-proportioned layout, including two generous double bedrooms and welcoming living accommodation centred around a cosy log-burning stove. Newly upgraded electric heating provides modern comfort and efficiency, while off-road parking adds further convenience.

One of the standout features is the delightful timber deck, perfectly positioned to make the most of the spectacular panoramic outlook. Whether enjoying a morning coffee, entertaining friends or simply watching the ever-changing scenery across the bay, this is a wonderful space from which to enjoy the exceptional surroundings.

A charming and popular holiday home in a sought-after location, combining comfortable accommodation with some of the most captivating coastal views Lamlash has to offer.

Entrance Vestibule

1'11" x 6'5"

To the side of the cottage, via the elevated pathway opening into a small vestibule, accessing all the accommodation within this cosy home.

Lounge/Dining

16'2" x 16'3" overall

A bright and welcoming open plan lounge/dining room featuring a large picture frame window, perfectly positioned to take full advantage of the wonderful, uninterrupted views across the Bay. A charming wood-burning stove creates a cosy and inviting focal point, perfect for relaxing and enjoying cosy evenings/chilly days at home.

Kitchen

5'7" x 6'0"

A compact yet well-designed modern kitchen, fitted with attractive cream-coloured wall and base units complemented by a stylish timber-effect worktop. A front-facing window floods the space with natural light while providing beautiful views across Lamlash Bay towards the iconic Holy Isle.

Shower Room

5'6" x 5'5"

A well-appointed shower room featuring a modern enclosed shower cubicle, WC and wash hand basin with vanity unit, providing both style and practicality. The walls are finished with attractive marble-effect wet wall panelling, creating a fresh, contemporary and easy-to-maintain space.

Utility Area

6'6" x 6'5"

A handy space with a washing machine.

Bedroom 1

11'4" x 8'9"

Pleasant double room with washbasin and windows to the rear with a walk in cupboard.

Bedroom 2

10'11" x 8'10"

Further double room also with wash hand basin and windows to the side and rear with a built in wardrobe.

Garden

Sunnybank has a private sloping terrace garden with off road parking and a seating area at a higher level where there is access to the cottage via steps down the hillside where the cottage is nestled elevated above Lamlash Bay and other properties. A narrow concrete pathway leads around the cottage and to the rear there is a raised timber deck patio area and a timber shed and small drying green. All taking in the wonderful sea views across the village green, Lamlash bay, Holy Isle towards Kings Cross point and beyond, offering a constantly changing vista.

Services

The property is connected to mains electricity, water and drainage. Hot water and heating by electric with modern heaters throughout and for additional heat there is a wood burning stove in the lounge/dining room.

Council tax

Sunnybank is currently a holiday letting property, with STL licences and non domestic business rates.

Please contact North Ayrshire council for further information.

Short term let holiday license

Sunnybank comes with a short-term let license, presenting a unique opportunity for those considering rental options. Although not being sold as a business, the property could be offered as a turnkey solution, with all fixtures, fittings, furniture, and equipment available by separate negotiation.

* The STL License is issued by North Ayrshire Council and if the new buyer wishes to continue operating the cottage as a STL, our seller (Host) will apply for a Variation of the licence, inviting North Ayrshire Council to substitute the new buyer as the Host.

A little more information

Sunnybank has a much coveted, quiet elevated location near the centre of the village. It adjoins open fields at the rear and is handy for all the local amenities, taking in panoramic viewings across Lamlash Bay and beyond.



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///sugar.sprinkler.gymnasium

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.

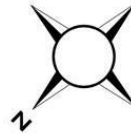
The vendor or their agent reserves the right to accept any offer at any time without prior notice being given. However the agent will, so far as is reasonably possible, advise all prospective purchasers who have notified the agents of their intention to offer, of any closing date and time which may be 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

SUNNYBANK, LAMLASH



TOTAL AREA: APPROX. 570.6 SQ. FEET

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		

DIRECTIONS

From Brodick Pier turn left and proceed to Lamlash. Carry on to the centre of the village and turn sharp right immediately past the Pierhead Tavern and follow this narrow road up to the small settlement where the parking area for Sunnybank is the last on the left and the cottage is accessed via steps down to a lower level than the road.
What3words:///sugar.sprinkler.gymna:

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