Tighaniar Cottage,
Lamlash,
Isle of Arran,
KA27 8LS

Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

2 Bed Cottage located in Lamlash

Nestled in the heart of the vibrant village of Lamlash, Tighaniar Cottage is a beautifully presented property that offers a delightful retreat from the hustle and bustle of everyday life. This enchanting cottage features two well-appointed bedrooms and a comfortable reception room, making it an ideal home for small families or couples seeking a peaceful getaway.

The property is situated in a quiet location, ensuring a tranquil atmosphere while still being conveniently close to the village's amenities. Residents will appreciate the easy access to local shops, cafes, and services, all just a short stroll away.

One of the standout features of Tighaniar Cottage is its serene garden, which provides a perfect space for relaxation and outdoor enjoyment. This peaceful oasis is a hidden gem, allowing you to unwind amidst the village atmosphere.

Moreover, the beach and shore are merely a stone's throw away, offering opportunities for leisurely walks along the coastline or enjoying the fresh sea air.

In summary, Tighaniar Cottage is a captivating property that combines comfort, convenience, and natural beauty, making it an excellent choice for those looking to embrace the idyllic lifestyle that Lamlash has to offer.

Please note, our sellers will consider an offer to include the majority of the contents as seen, making your move to Arran even more straightforward!

Sun room entrance
6'0" x 7'2"
Our favourite room in the house, the welcoming sun room has space to hang and store all your out door gear as well as a seating area to enjoy the peaceful setting and gardens.

Lounge / dining room
17'6" x 14'8" overall
A frosted glazed door from the sun room leads to the attractive spacious lounge/dining room. Your eye is drawn to the stone flooring which carries on to the hearth with multi fuel stove and feature stone wall. Open timber stairs lead up to the upper floor.

Kitchen
6'10" x 9'3"
The kitchen is well designed with white base and wall units and complimentary blue and white splash back tiling, there is granite effect worksurface and freestanding appliances and a dishwasher, washing machine and fridge – all of which are included in the sale. The large skylight above makes this a bright room.

Bathroom
5'3" x 9'6" overall
Off the kitchen is the bathroom fitted with a white suite including P shaped bath with shower over, corner sink and a large handy storage cupboard.

Snug / bedroom 3
5'9" x 9'7"
Off the lounge on the ground floor and enjoying a view over gardens as well as natural light from the roof window above, a versatile room which could be a snug/ office or a single bedroom.

Bedroom 1
10'7" (32'9"' 26'2"") x 11'1"
A bright and airy double bedroom with a window over looking the gardens and roof window floods the room with natural light. This lovely room features traditional timber panelling and large built in wardrobes.

Bedroom 2
5'10" x 11'11"
A good size single bedroom with two built in cupboards, one of which accommodates the hot water cylinder and a roof window.

Garden
Tighaniar Cottage garden is a tranquil haven filled with a profusion of mature shrubs and trees, bounded by old stone walls and fencing there is a small lawn ideal for garden furniture. Stone slabs take you to a good size timber shed with power.

Services
The property is connected to mains electricity, water and waste water. Heating is by electric with free standing heaters and electric towel rail in the shower room, there is a multi-fuel stove in the lounge.

Council Tax
The cottage is banded ‘B’ paying £1675.45 in 2025/26 including water and waste water.

A little more information
Tighaniar Cottage is a wee hidden cosy home in a quiet part of Lamlash. The cottage is within a few minutes flat walk of the beach, a bus stop, the shops and local schools and Lamlash is also the home for the Island's police, fire service, coastguard and cottage hospital. Leisure facilities

within Lamlash include outside bowling green, tennis courts, 18 hole golf course and of course excellent boating facilities in Lamlash Bay. 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. The property lies approximately 4 miles from Brodick Pier and the main shopping centre of the island.

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///same.forehand.specifies

Floor Plan

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

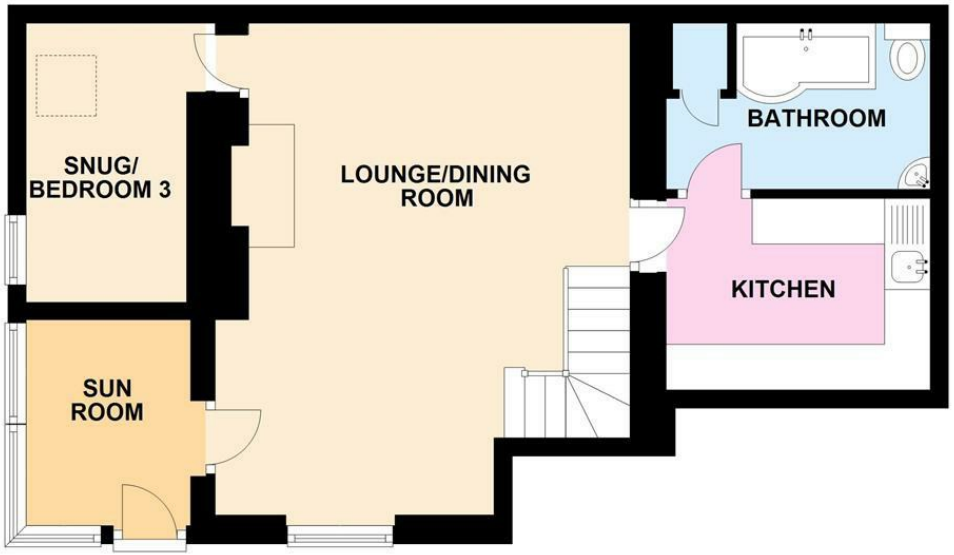
Viewings by appointment

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

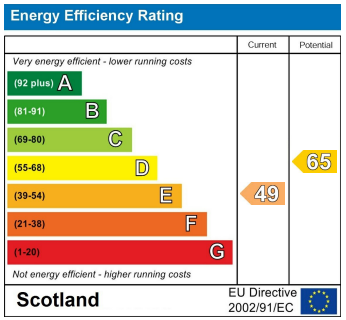
If you intend to travel to Arran from the mainland and want to bring your own transport please contact Caledonian MacBrayne to reserve the car and check that the ferry is sailing to timetable on the day of travel.
Caledonian MacBrayne Tel: 01770 460 361 www.calmac.co.uk

TIGHANIAR COTTAGE GROUND FLOOR



FIRST FLOOR

TOTAL AREA: APPROX. 70.5 SQ. METRES (758.4 SQ. FEET)



DIRECTIONS

From Brodick pier turn left and proceed to Lamlash. Travel to the centre of the village where Tighaniar Cottage is located on the right-hand down the lane off St Brides Church. Access to the cottage is through an iron gate, before Belhaven Cottage on the right.
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CONTACT

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