



The Pier House, Lamlash



Arran
ESTATE AGENTS



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THE PIER HOUSE, LAMLASH, ISLE OF ARRAN, KA27 8JN

THE PIERHOUSE IN BRIEF:

- Detached villa
- Central village location
- Small, low maintenance garden
- Recently refurbished and modernized
- Close to local shops, pubs and other amenities including:-
 - Bowling green
 - 18 hole golf course
 - Tennis courts
 - Yacht club and pier

ACCOMMODATION

The Pier House is a detached villa in a roadside location near the centre of Lamlash village. Accommodation comprises entrance hallway, lounge, dining room, dining kitchen, utility room, shower room and on the upper floor three bedrooms and family bathroom.

DIRECTIONS

From Brodick Pier turn left and proceed for 3.5 miles towards Lamlash. After descending the steep hill into the village, bear right and The Pier House is approximately 150m along on the right hand side, opposite 'The Curtain House'.

SERVICES

The property is connected to mains water, electricity and drainage. Heating is by radiators heated by the oil fired boiler.

GARDEN

Flat garden to side and rear with raised deck area. Small garden to the front.

COUNCIL TAX

The Pier House is currently banded 'E' for council tax, paying £1918.07 including water and wastewater in 2015/2016.



DESCRIPTION

The Pierhouse is located in the heart of Lamlash with roadside position, well placed for access to local amenities.

The present owners have gone to considerable expense in refurbishing and modernising the accommodation which comprises entrance hallway, two public rooms, large dining kitchen, utility room, ground floor shower room plus three upper floor bedrooms and family bathroom. The small enclosed front garden separates the house from the roadway and there is offroad parking and a well screened raised decked terrace.

The island's secondary school is in Lamlash alongside the local primary school.

Lamlash is three miles from the main port at Brodick.



View from upper floor





FLOOR PLANS NOT TO SCALE : FOR GUIDANCE ONLY

APPROXIMATE ROOM DIMENSIONS

Ground Floor

Hallway:	5.05m (16' 7") x 1.77m (5' 10")
Lounge:	4.71m (15' 5") x 3.55m (11' 8")
Living room/Bedroom:	4.70m (15' 5") x 2.95m (9' 8")
Kitchen:	3.83m (12' 7") x 3.64m (11' 11")
Utility Room:	1.69m (5' 7") x 1.57m (5' 2")
Shower Room:	1.99m (6' 6") x 1.69m (5' 7")

Upper Floor

Bedroom 1:	4.78m (15' 8") x 3.01m (9' 11")
Bedroom 2:	2.71m (8' 11") x 1.89m (6' 2")
Bedroom 3:	2.89m (9' 6") x 2.67m (8' 9")
Bathroom:	3.56m (11' 8") x 1.99m (6' 6")

*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 302166;
www.calmac.co.uk*

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