



LANDOUR IN BRIEF

- Traditional detached three bed villa
- Near village amenities
- Large garden
- Parking for several cars
- Spacious accommodation

ACCOMMODATION

A traditional detached villa located near village amenities. Accommodation comprises on the ground floor entrance porch, hallway, bedroom, shower room, lounge and kitchen with attic room above. On the upper floor, there are two double bedrooms, bathroom and kitchen.

DIRECTIONS

Directions: From Brodick Pier turn left and proceed to Lamlash. Travel to the centre of the village and turn right at the Ship House shop. Proceed up Park Terrace for about ¼ mile passing the school playing fields on the left. Landour is on the right-hand side at the end of Park Road when it changes to Benlister Road.

GARDEN

Landour has a large sweeping gravel driveway with parking for several cars, the large front garden is mainly laid to lawn with mature shrubs and trees. There is a small rear and side garden with a greenhouse and timber shed with flowering beds and a paved patio area.

SERVICES

The property is connected to mains electricity, water and drainage. Heating is by electric storage heaters and the property is fully double glazed with the exception of the roof windows.

COUNCIL TAX

Landour is banded 'D' paying £1617.12 including water and waste water in 2017/18.



DESCRIPTION

This traditional detached villa is set in a large garden and has spacious accommodation.

The property at present has been split into lower and upper apartments, but could easily be returned to a conventional family home.

The ground floor has two reception rooms, one is being utilised as a bedroom but could easily become a sitting room. Also on the ground floor is a lounge, shower room and kitchen which has an attic room above, the side garden can be accessed from the kitchen.

There is a doorway at the bottom of the staircase, on the upper floor are two bedrooms, one of the bedrooms is currently being used as a lounge. There is a bathroom and kitchen on this level and it is currently a self-contained apartment.

The property would make a wonderful family home once refurbished and is within easy reach of village amenities including shops and schools.



APPROXIMATE ROOM SIZES

PORCH:	1.78m (5' 10") x 2.07m (6' 9")
HALLWAY:	3.10m (10' 2") x 2.14m (7' 0") OVERALL
LOUNGE:	5.14m (16' 10") x 3.21m (10' 6") OVERALL
KITCHEN:	5.18m (17' 0") x 3.23m (10' 7")
ATTIC ROOM:	5.18m (17' 0") x 2.87m (9' 5")
SHOWER ROOM:	1.94m (6' 4") x 2.24m (7' 4")
BEDROOM 1:	5.14m (16' 10") x 3.89m (12' 9")
BEDROOM 2:	5.10m (16' 9") x 3.86m (12' 8")
BEDROOM 3:	3.72m (12' 2") x 3.64m (11' 11") OVERALL
BATHROOM:	1.87m (6' 2") x 2.20m (7' 3")
UPPER KITCHEN:	2.03m (6' 8") x 2.79m (9' 2")



MORE INFORMATION

There is a good selection of local shops, restaurants, pubs, hotels and other amenities within this picturesque village. Lamlash has its own primary school and is the home of the island's secondary school, medical centre and cottage hospital. As well as the 18-hole golf course there is a bowling green, tennis courts and boating facilities in the bay.



Landour Ground Floor

Landour First Floor



FLOOR PLANS NOT TO SCALE : FOR GUIDANCE ONLY

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 460361; www.calmac.co.uk

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