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Audenfield, 25 Margnaheglish Road, Lamlash

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#### AUDENFIELD IN BRIEF

- Substantial detached bungalow
- Located within the popular estate of Margnaheglis
- Oil and Electric heating
- Views over to the Holy Isle and Lamlash Bay
- Garage and off-road parking

#### DESCRIPTION

Audenfield is a substantial bungalow in an elevated position above Lamlash Bay. Accommodation comprises Entrance vestibule, shower room, bathroom, rear entrance vestibule/utility, dining kitchen and lounge. There are three good sized bedrooms one of which has a built-in wardrobe.

#### DIRECTIONS

From Brodick Pier turn left, proceed to Lamlash. At the seafront, turn left along the Clauchlands Shore Road and carry on crossing the small bridge and then left up the Hospital Road. Bear left at the first junction up into Margnaheglis and proceed to the top of the hill. Audenfield is the fourth house on the left.

#### GARDEN

Audenfield is located on a corner plot, with appended garage and off-road parking to the side. It is surrounded by flower beds and lawn gardens with pavior slabbed pathways. The rear garden is south facing.

#### SERVICES

The property is connected to mains electricity, water and drainage. There is oil fired heating supplying the radiators throughout and the hot water, the heating is also supplemented by electric storage heaters. Cavity insulation was installed in 2012.

#### COUNCIL TAX

Audenfield is banded "E" paying in total £2140.38 including water and waste charges in 2017/18.



## ACCOMMODATION

Audenfield would make an ideal family home. As you enter through the front vestibule into the bright airy hallway there is a shower room, family bathroom with shower over and three large cupboards. Of the hallway is the spacious lounge with two large picture windows perfect for capturing the view of Holy Isle and Lamlash bay. The property requires a degree of refurbishment/modernisation.

Next to the lounge at the front of the bungalow there is a spacious kitchen dining room with marble effect worktop and breakfast bar, oak veneer wall and base cupboards. The kitchen is equipped with integrated dishwasher, oven, grill, and hob. From kitchen you can access the side entrance vestibule, there is plumbing for a washing machine this room could be utilised as a utility room.

There are two double rooms and one single. Two of the bedrooms have windows facing towards the Holy Isle and over Lamlash Bay.

## APPROXIMATE ROOM DIMENSIONS

Entrance vestibule	1.50m (4' 11") x 1.90m (6' 3")
Entrance side vestibule/utility	1.44m (4' 9") x 2.58m (8' 6")
Kitchen/dining	3.35m (11' 0") x 5.29m (17' 4") Overall
Lounge	4.02m (13' 2") x 5.32m (17' 5")
Family bathroom	1.88m (6' 2") x 2.58m (8' 6")
Shower Room	1.22m (4' 0") x 2.63m (8' 8")
Hallway	1.88m (6' 2") x 4.78m (15' 8") Overall
Bedroom 1	2.74m (9' 0") x 4.02m (13' 2")
Bedroom 2	2.95m (9' 8") x 4.37m (14' 4")
Bedroom 3	2.59m (8' 6") x 3.01m (9' 11")

## OTHER INFORMATION

Audenfield is set within the popular modern Margnaheglish Estate on the outskirts of Lamlash and being elevated enjoys views over Lamlash Bay to the Holy Isle and beyond.

Lamlash has its own 18-hole golf course, bowling green, tennis courts and excellent boating facilities.

Arran High School is in Lamlash which also has a primary school with early years classes. It is home to the cottage hospital, medical centre as well as police, fire and coastguard stations and a selection of shops including a co-op with post office in store. Lamlash is 3 miles from the ferry terminal at Brodick.







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**FLOOR PLAN: 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](http://www.calmac.co.uk)*

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