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60 Murray Crescent, Lamlash

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**Arran**  
ESTATE AGENTS



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### 60 MURRAY CRESCENT IN BRIEF:

- Spacious accommodation
- Near village amenities
- Large open-plan kitchen/dining room
- Six double bedrooms
- Appended Garage
- Large flat garden
- Oil fired central heating

### ACCOMMODATION

This well-appointed detached villa has spacious accommodation. On the ground floor, entrance porch, hallway, bathroom, three double bedrooms, kitchen, dining room, lounge, utility room, toilet and on the upper floor, master bedroom with en-suite shower room a further two double bedrooms and shower room.

### DIRECTIONS

From Brodick Pier turn left and proceed to Lamlash. Travel through the village passing the High School on the right-hand side and proceed for a further 300 metres where Murray Estate is on the left-hand side. On entering the estate turn second right where No. 60 is the last house at the end.

### SERVICES

The property is connected to mains electricity and water. Oil fired central heating, supplemented by the wood burning stove in the lounge.

### GARDEN

The property has a paviour driveway with parking for several cars, but also benefits from a large garage with power which is appended to the property. Set on a corner plot this large flat garden is mainly laid to lawn with mature trees, there is a slabbed walkway around the property and a slabbed patio area. The rear garden is south west facing and the owners have made a portion of this secure and enclosed with fencing.

### COUNCIL TAX

The property is banded 'E' paying £2140.38 in 2018/19 including water and waste water.



## DESCRIPTION

Set in an enviable position, at the end of a cul-de-sac and on a large corner plot, this detached villa would make the most wonderful family home but also has the potential to be a Bed and Breakfast establishment.

The property has been carefully designed to give excellent living and sleeping space from the ultra-modern open plan kitchen and dining room to the sliding doors leading to the lounge and the extra-large bedrooms this is a most desirable property.

## GROUND FLOOR

The spacious kitchen is fitted with white base and wall units and incorporates a double oven, microwave and freestanding American style fridge/freezer. There is an integrated dishwasher and the timber worksurface has an inset gas hob, the worksurface has been extended to make a large breakfast bar on two sides. Leading from the kitchen is a spacious utility/laundry room with Belfast sink and walk in shelved cupboard, the utility room has a door to the side garden. Off this room is a toilet with WC and wash-hand basin.

The dining room has patio doors leading to the rear garden and although the dining room is open-plan to the kitchen and the lounge, the lounge can be closed off with sliding doors giving seclusion if required. The lounge has a feature fireplace with granite insert and hearth and pale timber surround and mantel.

There is a family bathroom with deep bath and separate corner shower cubicle, the bathroom has been fitted out with a modern suite and has décor to match. There are three double bedrooms two of which have fitted wardrobes. With the flexibility of the accommodation, one of the bedrooms could be utilised as a study or office.

## UPPER FLOOR

The staircase leads to a hallway with roof window making this a light and bright space. The master bedroom is immense with exposed beams, fitted wardrobes and an en-suite shower room with extra-large shower cubicle and vanity wash-hand basin, like all of the bath/shower rooms this has been fitted with modern up-to-date fittings.

There are a further two extremely large bedrooms both with fitted wardrobes and a family shower room with extra-large corner cubicle.

*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)*



## OTHER INFORMATION

60 Murray Crescent is in a quiet location in the popular Murray Estate. The village amenities are a short distance away from this spacious property. 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.

Lamlash has its own 18 hole golf course, bowling green, tennis court, excellent boating and water facilities. Lamlash is also home to the island's cottage hospital, medical centre, police station, fire and coastguard station. Arran High school is located in Lamlash along with the primary and early years classes.



## APPROXIMATE ROOM SIZES

PORCH:	1.41m (4'8) x 1.72m (5'8)
HALLWAY:	4.60m (15'1) x 1.77m (5'10) overall
LOUNGE:	5.09m (16'8) x 5.18m (17'0)
DINING ROOM:	3.28m (10'9) x 8.35m (27'5) overall
KITCHEN:	4.158m (13'7) x 5.27m (17'3) overall
UTILITY ROOM:	2.81m (9'3) x 3.08m (10'1)
TOILET:	1.23m (4'0) x 1.89m (6'2)
BATHROOM:	2.11m (6'11) x 2.46m (8'1)
BEDROOM 1:	2.47m (8'1) x 3.06m (10'0)
BEDROOM 2:	3.00m (9'10) x 3.41m (11'2)
BEDROOM 3:	3.00m (9'10) x 3.58m (11'9)
UPPER HALLWAY:	3.62m (11'11) x 4.46m (14'8)
MASTER BEDROOM:	5.40m (17'9) x 8.29m (27'2) overall
EN-SUITE:	2.93m (9'7) x 2.30m (7'7)
BEDROOM 4:	5.00m (16'5) x 4.92m (16'2) overall
BEDROOM 5:	4.13m (13'7) x 4.94m (16'2) overall
SHOWER ROOM:	2.38m (7'10) x 1.86m (6'1)
GARAGE:	3.20m (10'6) x 7.65m (25'1) overall





60 Murray Crescent Ground Floor



60 Murray Crescent First Floor



FLOOR PLANS NOT TO SCALE: FOR GUIDANCE ONLY

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PLEASE NOTE THAT ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY

The vendor or his 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.

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