



13 Murray Crescent, Lamlash

13 Murray Crescent in brief:

- Detached 3 bedroom bungalow
- Located in the popular Murray Crescent
- Short flat walk to the local shops and school
- Off road parking and garage
- Low maintenance garden

DESCRIPTION

13 Murray Crescent is a spacious detached bungalow built about 35-40 years ago within this popular estate on the outskirts of Lamlash and close to the village amenities. It requires a degree of refurbishment and modernisation. The bungalow is ideally situated and could be a wonderful first home or retiral home. Accommodation comprises hallway, kitchen, lounge, wetroom, two double bedrooms and one single bedroom or study. The bungalow has excellent storage with two good sized cupboards in the hallway, where there is access to the loft and all the bedrooms have built in wardrobes.

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, take the second left where number 13 is the first property on the left hand side.

GARDEN

The garden is low maintenance and mostly flat, bounded by fencing. To the front there are terraced gravel beds and feature patio area and to the rear the garden is block paviour with timber shed. To the side there is a spacious tarmac driveway and off road parking for a number of cars and garage.



APPROXIMATE ROOM DIMENSIONS

HALLWAY 3.78m (12'5) x 3.79 (12'5) overall

LOUNGE 4.08m (13'5) x 3.87m (12'8)

KITCHEN 2.29m (7'6) x 3.86m (12'8)

BEDROOM 1 4.08m (13'5) x 2.82m (9'3)

BEDROOM 2 3.83m (12'7) x 2.83m (9'4)

BEDROOM 3 2.59m (8'6) x 2.53m (8'4)

WETROOM 2.40m (7'11) x 1.69m (5'7)

SERVICES

The property is connected to mains electricity, water and drainage. Heating is by electric storage and convector heaters, supplemented by an open fire in the lounge.

COUNCIL TAX

Band 'D' for council tax paying £1659.56 including water and waste water in 2018/2019.

OTHER INFORMATION

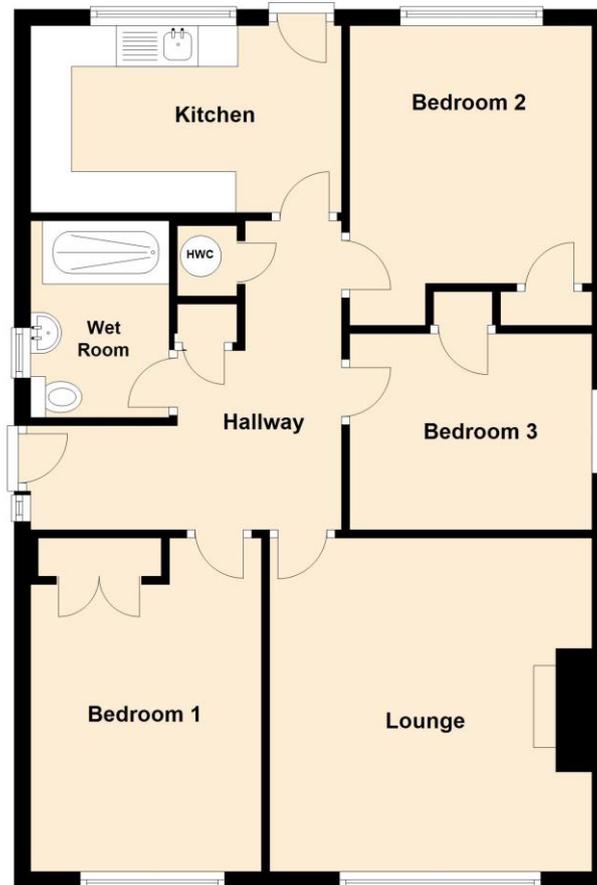
13 Murray Crescent is a pretty home in a quiet part of the Murray Estate. The house is within a few minutes walk of the shops and local schools and Lamlash is also the home for the Island's police, fire service, coastguard and cottage hospital. Leisure facilities within Lamlash include outside bowling green, tennis courts, 18 hole golf course and of course excellent boating facilities in Lamlash Bay.

The property lies approximately 4 miles from Brodick Pier and the main shopping centre of the island.

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



13 Murray Crescent



FLOOR PLANS NOT TO SCALE: FOR GUIDANCE ONLY

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