



---

Jesmond, Bungalow Road, Lamlash KA27 8LD

---



**Arran**  
ESTATE AGENTS



Invercloy House, Brodick, Isle of Arran KA27 8AJ  
01770 302310 | [sales@arranestateagents.co.uk](mailto:sales@arranestateagents.co.uk)  
[www.arranestateagents.co.uk](http://www.arranestateagents.co.uk)

---

## JESMOND, BUNGALOW ROAD, LAMLASH, KA27 8LD

---

### JESMOND IN BRIEF

- Holy Isle views
- 3 bedrooms
- Detached bungalow in excellent location
- Many original features
- Wonderful upgrade potential

### DESCRIPTION

Jesmond is a 3 bed detached bungalow located in the desirable Bungalow Road in Lamlash. The property enjoys an elevated position, within a much-coveted village location. Although this property does require some upgrading it is not difficult to imagine its potential. The accommodation is beautifully proportioned with a traditional layout which is ideal for families and couples alike.

### DIRECTIONS

From Brodick Pier turn left and proceed to Lamlash. Before the bottom of the hill into the village, turn left along Bungalow Road. Jesmond is a few hundred metres on the left.

### GARDEN

This property benefits from a flat garden all around the property, which with a little bit of tender loving care, could be manageable and private. Partly over grown, the garden was clearly once very loved, with a mature plum tree and some delightful established shrubs. To the rear, the flat ground is laid to slabs offering a sheltered outdoor dining space.

### SERVICES

Connected to mains electricity, water and waste water. Heating is by electric storage heating and wall mounted panel heaters and there is also an open fire in the lounge.

### COUNCIL TAX

Band 'D' for council tax paying £1790.80 including water and waste water in 2020/2021

### OTHER INFORMATION

Jesmond is in a quiet location on Bungalow Road just a few minutes' walk to the shore. 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.



## ACCOMMODATION

Entering by way of the main front door and vestibule, via a central hallway, Jesmond's lounge is to the right, and offers fantastic views from a box bay window. The main bedroom, located to the left of this hallway, is spacious and bright with built-in sliding wardrobes and a concealed electric shower ensuite. The second double bedroom is to the side of the property and benefits from a feature 'Edinburgh press' style cupboard. There is a further single bedroom, which can easily house bunk beds or even a home office, which is accessed from the dining room.

The dining room is to the rear of the property and enjoys a stunning side aspect with views towards the sea and the Holy Isle. The bright kitchen, which is well stocked with base and wall kitchen units, has a window to the rear garden. From the kitchen into a useful utility porch with plumbing for a washing machine, and from here, direct access to the back garden.

A family bathroom, with electric shower over bath, recently finished with functional and modern wet wallboarding completes the accommodation in Jesmond.

The property has double glazed white UPVC windows and is heated by way of electric storage and panel heaters and supplemented by a real fire in the lounge.

Jesmond offers charming accommodation, with plenty of character and period features, which, whilst perfectly functional, is also ripe for a little bit of modernising.



## APPROXIMATE ROOM DIMENSIONS:

ENTRANCE VESTIBULE	1.69M (5'7) X 0.93(3'1)
HALL	1.69m (5'7) x 4.04m (13'3) Overall
LOUNGE	3.65m (12'0) x 4.70m (15'5) Overall
KITCHEN	2.24m (7'4) x 2.73m (8'11)
DINING ROOM	3.59m (11'9) x 2.90m (9'6)
UTILITY/ PORCH	1.40m (4'7) x 3.58m (11'9)
BATHROOM	2.44m (8'0) x 1.86m (6'1)
BEDROOM 1	3.66m (12'0) x 2.99m (9'10)
BEDROOM 2	2.87m (9'5) x 2.93m (9'7)
BEDROOM 3	2.25m (7'5) x 2.75m (9'0)







### 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: 0800 066 5000; [www.calmac.co.uk](http://www.calmac.co.uk)*

A601 Printed by Ravensworth 01670 713330



[www.arranestateagents.co.uk](http://www.arranestateagents.co.uk)

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.