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Lynnhurst, Shiskine, Isle of Arran KA27 8EW

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**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)

### LYNNHURST IN BRIEF

- Charming family home
- Detached bungalow
- 3 double bedrooms
- Functional loft space
- Large garden
- Ideally located for island amenities

### DESCRIPTION

If you are looking for a charming and wonderfully configured home in the perfect location to bring up your family, then look no further! Lynnhurst is a delightful 3 bedroom bungalow, located in the heart of the village of Shiskine, well known for its welcoming community spirit. Accommodation comprises spacious bright hallway, lounge dining room, breakfasting kitchen, family bathroom, wetroom and 3 double bedrooms, each with built-in wardrobes – it is very easy to see how this easy home could work for a variety of family groups

### DIRECTIONS

From Brodick Pier turn right and proceed through the village, taking the B880 road towards Blackwaterfoot. After approximately 8 miles enter the village of Shiskine, travel to the heart of the village and Lynnhurst is located on the left.

### GARDEN

The front garden is laid to lawn with colourful flower beds and shrubs, there is a concrete driveway leading to the two timber sheds located at the side of the property, allowing for off road parking for two cars. The rear garden offers unspoilt open views and is mainly laid to lawn and has a mixture of mature shrubs and trees making it a safe environment for family play and recreation.

### SERVICES

The property is connected to mains electricity, water and has its own septic tank. The central heating system is electric with radiators fitted throughout. There is a focal 'living flame' gas fire in the lounge however an open fire could be re-instated if required.

### COUNCIL TAX

The property is banded "D" paying £1790.80 in 2020/21 including water and waste charges.



## LYNNHURST

The entrance to this appealing bungalow extends from a bright vestibule, into the roomy central hallway which offers an abundance of practical storage cupboards and space.

Off the hallway to the right is a bright lounge / dining room with dual aspect windows, offering plenty of natural light. There is a focal fireplace for those cosy nights, and plenty of space for family dining.

The kitchen is fitted with solid timber base and wall units and has breakfast bar seating. There is a fitted gas hob and electric oven, integrated dishwasher, freezer and washing machine and also a free-standing fridge. The large kitchen window looks directly onto the open back garden. Additionally, this property benefits from a useful wet room located by the back door.

There are 3 double sized bedrooms, each one has fitted wardrobes, making the very best use of space.

The family bathroom is at the rear of Lynnhurst and has a modern white washbasin and WC with a fitted corner bath and electric shower over.

Lynnhurst has additional, carpeted loft accommodation which is accessed by way of Ramsey ladders. This sunny area has a large roof window, affording lots of light into this functional space, which is currently designed as additional sleeping quarters.

Heating is by way of an electric wet central heating system, having recently had a new boiler installed. Lynnhurst further benefits from double glazing throughout.



## OTHER INFORMATION

Lynnhurst is a charming bungalow sitting in the centre of the village of Shiskine, within a short walk of the local primary school and the community health centre. The secondary school for the island is in Lamlash to which pupils travel by bus each day. Blackwaterfoot village, which is approximately one mile from Shiskine, is well serviced with a grocers, artisan bakery, a butcher shop and a garage amongst others. The Best Western Kinloch Hotel with its leisure facilities, the famous 12 hole golf course, tennis courts and bowling green are also located in Blackwaterfoot. The area is known locally as the 'Shiskine Valley Community' and embraces Arran life with many clubs and events. Brodick is just a 15 minute drive from Shiskine in the other direction, making Shiskine the ideal location for anyone wanting to make the very best of island life.

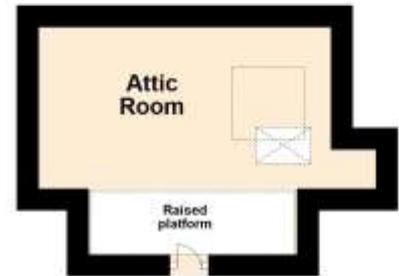




## FLOOR PLANS NOT TO SCALE: FOR GUIDANCE ONLY



### Lynnhurst Attic Room



#### APPROXIMATE ROOM DIMENSIONS

Lounge Dining  
5.27m (17'3) x 5.76m (18'11) overall

Kitchen  
3.65m (12'0) x 3.48m (11'5) overall

Bedroom 1  
3.58m (11'9) x 3.20m (10'6)

Bedroom 2  
3.27m (10'9) x 3.40m (11'2)

Bedroom 3  
2.72m (8'11) x 3.04m (10'0)

Bathroom  
1.99m (6'6) x 2.70m (8'10) overall

Wet Room  
1.00m (3'3) x 1.47m (4'10)

Attic Room  
4.06m (13'4) x 3.13m (10'3) overall

*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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