



---

Almond Bank, Lamlash

---



**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)

---

## Almond Bank, Lamlash, KA27 8NQ

---

### ALMOND BANK IN BRIEF

- Modern detached villa in the quiet hamlet of Cordon
- 5 bedrooms
- Walk-in condition
- Views across Lamlash Bay and the Holy Isle
- Off road parking
- Low maintenance garden

### DESCRIPTION

Almond Bank is a detached villa, built in 2008 to a high specification, and located in the extremely desirable hamlet of Cordon, in Lamlash. Presented in walk-in condition, this 5 bedroomed home offers excellent and flexible family accommodation. Accommodation comprises on the ground floor, entrance vestibule, hall, lounge with full height windows and multi-fuel stove, ground floor bedroom, study, large open plan kitchen and dining room with double aspect patio doors, utility room and shower room. On the upper floor there are a further 4 bedrooms, including a master ensuite with separate bath and shower, as well as a family bathroom.

### DIRECTIONS

From Brodick Pier turn left to Lamlash. Travel through the village, past the High School and over the little bridge. Turn immediately left to Cordon, carry on past the caravan park, at the crossroads go straight on and Almond Bank is the fourth drive on the right.

### GARDEN

Almond Bank is bounded by mature trees and fencing with a gravel driveway leading to the side and front of the villa. It is surrounded by a gravel and paved walkway, and there is parking for several cars. To the front there is a flat lawn and to the rear a patio area with terraced bank leading to an elevated summer house and decked area that enjoys the views across Lamlash bay and the Holy Isle.

### SERVICES

The property is connected to mains water and electricity. Drainage is to a septic tank and an environmentally friendly soakaway system. Central heating is by 'Heatrae Sadia' electric boiler supplying radiators, with underfloor heating in bathroom, ensuite and shower room, supplemented by a multi fuel stove in lounge.

### COUNCIL TAX

Banded "F" paying £2829.13 excluding waste and water charges in 2020/21.



## APPROXIMATE ROOM DIMENSIONS

LOUNGE:	3.80M X 5.70M (12'6" X 18'8")
DINING ROOM:	3.90M X 3.20M (12'10" X 10'6")
KITCHEN:	3.80M X 3.20M (12'6" X 10'6")
UTILITY ROOM:	2.90M X 2.50M (9'6" X 8'2")
SHOWER ROOM:	1.70M X 2.26M (5'7" X 7'5")
BEDROOM 1 /DEN:	3.80M X 2.30M (12'6" X 7'7")
STUDY:	2.31M X 1.73M (7'7" X 5'8")
FAMILY BATHROOM:	2.50M X 2.30M (8'2" X 7'7")
BEDROOM 2:	3.70M X 3.50M (12'2" X 11'6")
BEDROOM 3:	3.70M X 3.20M (12'2" X 10'6") overall
BEDROOM 4:	3.90M X 3.20M (12'10" X 10'6") overall
MASTER BEDROOM 5:	5.30M X 3.80M (17'5" X 12'6")
ENSUITE:	3.24M X 2.09M (10'7" X 6'10")



## ACCOMMODATION

The entrance to Almond Bank leads directly into a spacious hallway with large storage cupboard and stylish curved staircase up to the upper hall and gallery overlooking the study. The spacious lounge is bright and open, with a feature multi fuel stove and full length windows to the front lawn. The wonderfully proportioned breakfasting kitchen is well equipped with an integral fridge freezer, oven, hob and dishwasher and opens out to a delightful family dining room, with double French doors in the garden and patio. Almond Bank also benefits from a separate utility room with space for a washing machine and door out to the rear garden. The ground floor bedroom and shower room complete the accommodation on this floor. There are 4 further bedrooms and a family bathroom on the upper floor. The master bedroom boasts a spacious en-suite with separate bath and shower. Both front facing bedrooms enjoy the views across Cordon to Holy Isle and Lamlash Bay.

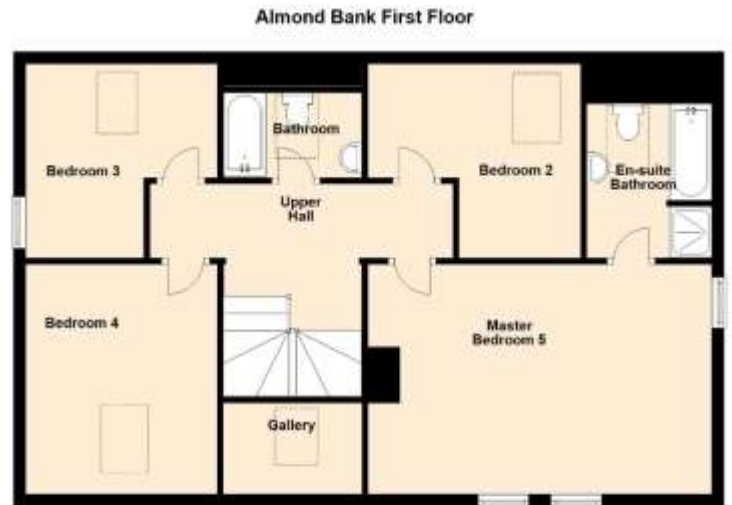
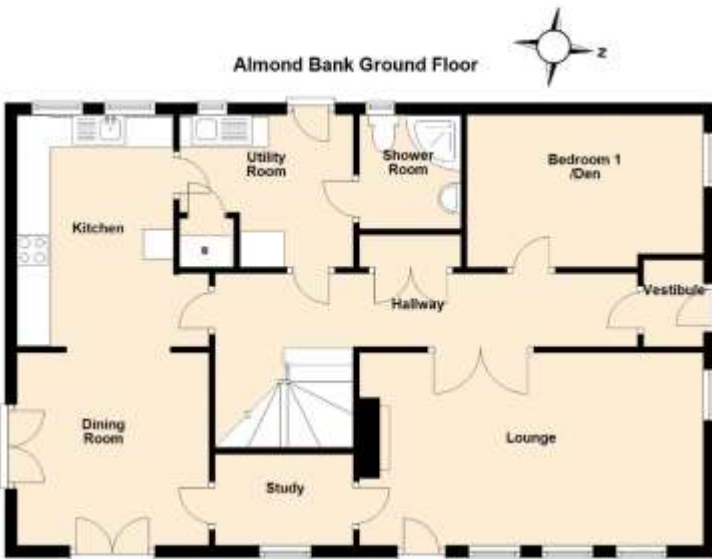


## OTHER INFORMATION

Almond Bank sits at the bottom of the old drover's trail "Cuddy Dook" between Lamlash and Kings Cross, with village amenities just a short distance away. 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 also 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.







**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: 01770 460361; [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.