



6 Murray Place, Lamlash

6 MURRAY PLACE, LAMLASH, KA27 8NH

IN BRIEF

- Mid terrace cottage
- Two bedrooms
- Enclosed garden
- Potential starter or holiday home
- Near village amenities
- Walk in condition

ACCOMMODATION

This mid terrace cottage is in a popular location on the outskirts of Lamlash. The accommodation within comprises hallway, lounge, dining area, kitchen, downstairs bedroom and on the upper floor bathroom and double bedroom.

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 200 metres where Murray Place is the red sandstone terrace on the right hand side.

GARDEN

There is a stone pathway leading to the front door and a stone patio area with a small lawn, the garden is south facing and is enclosed by hedging, bushes and fencing. To the rear is a small yard with timber shed and a further small moulded 'rattan look' storage shed.

SERVICES

The property is connected to mains water and drainage. Heating is by modern electric radiators on the total heating with total central tariff and is supplemented by the open fire in the lounge.

COUNCIL TAX

6 Murray Place is banded 'B' paying £1392.84 including water and waste water in 2020/21.

MORE INFORMATION

The property is south facing and is located near to the village amenities including shops, pubs, cafes and restaurants. Lamlash is also home to the island's high school with a primary school and "Early Years" nursery school, as well as the police, fire, coastguard stations and cottage hospital. For leisure activities there are tennis courts, 18 hole golf course, bowling green and excellent boating facilities.



DESCRIPTION

Entering this charming mid terrace cottage, you reach the small hallway which has dark timber effect Karndean flooring, to the right is the good size lounge with window to the front and decorative open fire. The décor throughout the property is in classic neutral tones and is beautifully presented in walk in condition.

From the lounge is the small dining area it has the same dark timber effect Karndean flooring as the hall and has tasteful cream coloured half paneling around the area, just off is the downstairs bedroom.

The kitchen to the rear of the property has cream base and wall units with a contrasting black worksurface inset with ceramic hob and electric oven underneath. There is a freestanding under worktop washing machine and tumble dryer and a freestanding fridge/freezer, the Amtico flooring is of attractive tile effect, there is an external door to the small rear yard.

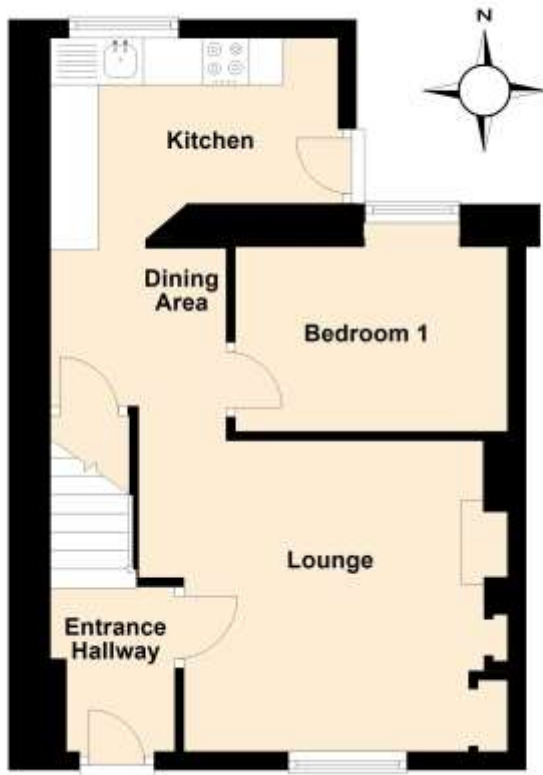
On the upper floor is a large double bedroom with built in cupboards and a small dressing table area, adjacent is the modern bathroom with shower over bath. There are new electric panel heaters throughout the property.

APPROXIMATE ROOM SIZES

LOUNGE	4.02m (13' 2") x 3.55m (11' 8") overall
KITCHEN	3.05m (10' 0") x 2.11m (6' 11") overall
BEDROOM 1	2.99m (9' 10") x 1.99m (6' 6")
BATHROOM	2.16m (7' 1") x 1.85m (6' 1")
BEDROOM 2	4.52m (14' 10") x 3.26m (10' 8") overall



6 Murray Place Ground Floor



6 Murray Place First Floor



FLOOR PLAN • 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.

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