



Linkfield, Lamlash



Arran
ESTATE AGENTS



Invercloy House, Brodick, Isle of Arran KA27 8AJ
01770 302310 | sales@arranestateagents.co.uk
www.arranestateagents.co.uk

LINKFIELD, BUNGALOW ROAD, LAMLASH, KA27 8LD

LINKFIELD IN BRIEF

- Semi detached villa
- Original features
- Extensive gardens
- 4 bedrooms
- Walk in condition
- Off road parking

DESCRIPTION

Linkfield is a substantial family home with a well proportioned layout and a plethora of original features, located on the desirable Bungalow Road of Lamlash. The property enjoys an elevated position, within a much-coveted village location, close to the shore and all the amenities of the village. Accommodation comprises porch into spacious entrance hallway, generous lounge, shower room, kitchen dining room, utility room and ground floor double bedroom with three further bedrooms on the first floor (Two doubles and one single) and a family bathroom.

DIRECTIONS

From Brodick Pier turn left and proceed to Lamlash. At the bottom of the hill turn left along the Claulands Shore Road approximately 300 metres turn into Bungalow Road. Linkfield is the seventh house on the right.

GARDEN

There is a large relatively flat garden with a shared gravel driveway leading to the rear of Linkfield and the appended back cottage. At the rear of the property there is parking and turning space.

The garden to the front is bounded by mature hedging, laid to lawn and planted with mature shrubs. There is a gravel pathway and patio area, the perfect spot to take in the views over Holy Isle. To the rear the garden is mostly laid to lawn with a drying green and large timber shed and through the hedged archway there are steps down towards the burn to an area which offers additional outside space and potential. The grounds offer privacy and seclusion with mature planting or hedging, trees and shrubs.

SERVICES

Connected to mains electricity, water and waste water. Heating and hot water are by LPG gas central heating boiler located in the utility room, servicing radiators throughout. Heating is supplemented by the open fire in the lounge.

COUNCIL TAX

Currently the property is rated for commercial letting. Should the property be utilised for residential purposes it could easily be reassessed for council tax.



ACCOMMODATION

Linkfield is a sympathetically upgraded Scottish villa, entered by way of the bright porch into a central reception hallway with a sweeping staircase leading to the upper floor.

From the reception hallway there is a family lounge with original open fire and bay window. This beautiful home is neutrally decorated enhancing the many original features, including picture rails, timber doors and architraves.

Across the hallway there is a spacious kitchen dining room with views towards the front garden. The fitted kitchen is to the rear with wall and base units, integrated electric oven and hob and includes a freestanding fridge freezer.

From the kitchen there is access to the utility/boot room, with a door out to the rear garden and gravel driveway, with plenty of room for hanging cloaks and wet weather gear. This room accommodates the gas boiler, as well as the washing machine, dishwasher and tumble dryer.

A double bedroom to the rear of the hallway, which could also be used as a study or playroom, along with a practical shower room, completes the ground floor of this family home.

On the first floor, the central top hallway gives access to two double bedrooms and a single/bunk bedroom, all of which enjoy the views towards Lamlash and Holy Isle through the charming pitched dormer windows. One of the double bedrooms has a large walk in cupboard which is currently being used as the linen and housekeeping store. To the rear is a family bathroom with white suite, which features classic tongue and groove painted timber detailing.

Linkfield is a fantastic family home, in an extremely desirable village location.



OTHER INFORMATION

Linkfield is in a quiet location on Bungalow Road just a short walk from the shore, and the Lamlash village amenities. Arran High School is in Lamlash which also has a primary school with early years classes. It is home to the island's cottage hospital, has a medical centre as well as police, fire and coastguard stations and a selection of restaurants, bars, hotels and shops including a co-op with post office in-store. Lamlash has its own 18-hole golf course, a bowling green, a tennis court as well as excellent boating and water facilities. Lamlash is approximately 4 miles from the ferry terminal at Brodick.





APPROXIMATE ROOM SIZES:

PORCH	2.56m (8'5) x 1.51m (4'11)
HALLWAY	4.00m (13'1) x 3.16m (10'4) overall
LOUNGE	4.03m (13'3) x 7.31m (24'0) overall
KITCHEN DINING	3.12m (10'3) x 6.14m (20'2)
UTILITY ROOM	3.16m (10'4) x 2.28m (7'6)
SHOWER ROOM	1.32m (4'4) x 2.01m (6'7)

APPROXIMATE ROOM SIZES:

BEDROOM 2	4.05m (13'3) x 5.88m (19'3) overall
BEDROOM 3	3.99m (13'1) x 2.56m (8'5)
BEDROOM 4	3.95m (13'0) x 4.40m (14'5) overall
CUPBOARD	2.13m (7'0) x 1.32m (4'4)
BATHROOM	3.14m (10'4) x 2.04m (6'8)

**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

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The Property
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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.

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