



40 Murray Crescent, Lamlash, Isle of Arran KA27 8NS



Arran
ESTATE AGENTS



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40 MURRAY CRESCENT IN BRIEF

- Detached 3 bed bungalow
- Driveway and off road parking
- Garage with power and light
- Sea views from the rear garden
- Low maintenance garden
- Near to village amenities and school

DESCRIPTION

40 Murray Crescent is a detached bungalow built about 40 years ago on the outskirts of Lamlash. This home is ideally located within a short distance of village amenities and has the potential to be a delightful first or retiral home. Number 40 is one of a few properties within the estate that has sea views across Cordon and over to Lamlash Bay. Accommodation comprises hallway, kitchen, lounge dining room, two double bedrooms, one single bedroom or study and family bathroom.

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 and turn left into Murray Crescent. Turn sharp left again, where number 40 is the seventh house on the left hand side.

GARDEN

The gardens are fully enclosed and private, bounded by hedging and fencing. To front there are gravel beds with a profusion of shrubs. There is a paviour driveway to the side leading to the garage which has power and light. The rear enclosed garden is mostly laid to lawn with flower beds and shrubs with views across Cordon, Lamlash Bay and Hamilton's Rock.

SERVICES

The property is connected to mains electricity, water and drainage. Heating and hot water is by an oil boiler supplying radiators throughout.

COUNCIL TAX

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



ACCOMMODATION

40 Murray Crescent is a comfortable family bungalow located within a popular village area.

The front door leads into a central hallway where there is space for cloaks and wet weather gear along with two large cupboards. The L- shaped lounge, with room for dining, enjoys double aspect picture windows to the front with another window overlooking the rear garden, offering plenty of natural light.

The bright kitchen to the rear of the bungalow looks out to the rear garden and across the field to the sea. It is fully fitted with light coloured wall and base units, electric cooker, plumbing for a washing machine and accommodates the oil boiler.

There are two large double bedrooms one to the front and one to the rear of the bungalow, both with picture windows and built in double wardrobes.

The single bedroom is to the front of this home, also with a built-in wardrobe. The current owner uses this room as home office/ study. The partially tiled and spacious family bathroom has a white suite with double ended bath and a shower over.

The property benefits from double glazing throughout.

APPROXIMATE ROOM SIZES

LOUNGE/DINING	6.40m (21') x 4.90m (16'1) overall
KITCHEN	3.00m (9'10) x 2.70m (8'10)
BEDROOM 1	3.90m (12'9) x 2.70m (8'10)
BEDROOM 2	3.50m (11'6) x 2.80m (9'2)
BEDROOM 3	2.70m (8'10) x 2.50m (8'2)
BATHROOM	2.70m (8'10) x 2.20m (7'3) overall

OTHER INFORMATION

No. 40 is in a quiet location in the popular Murray Crescent. 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.

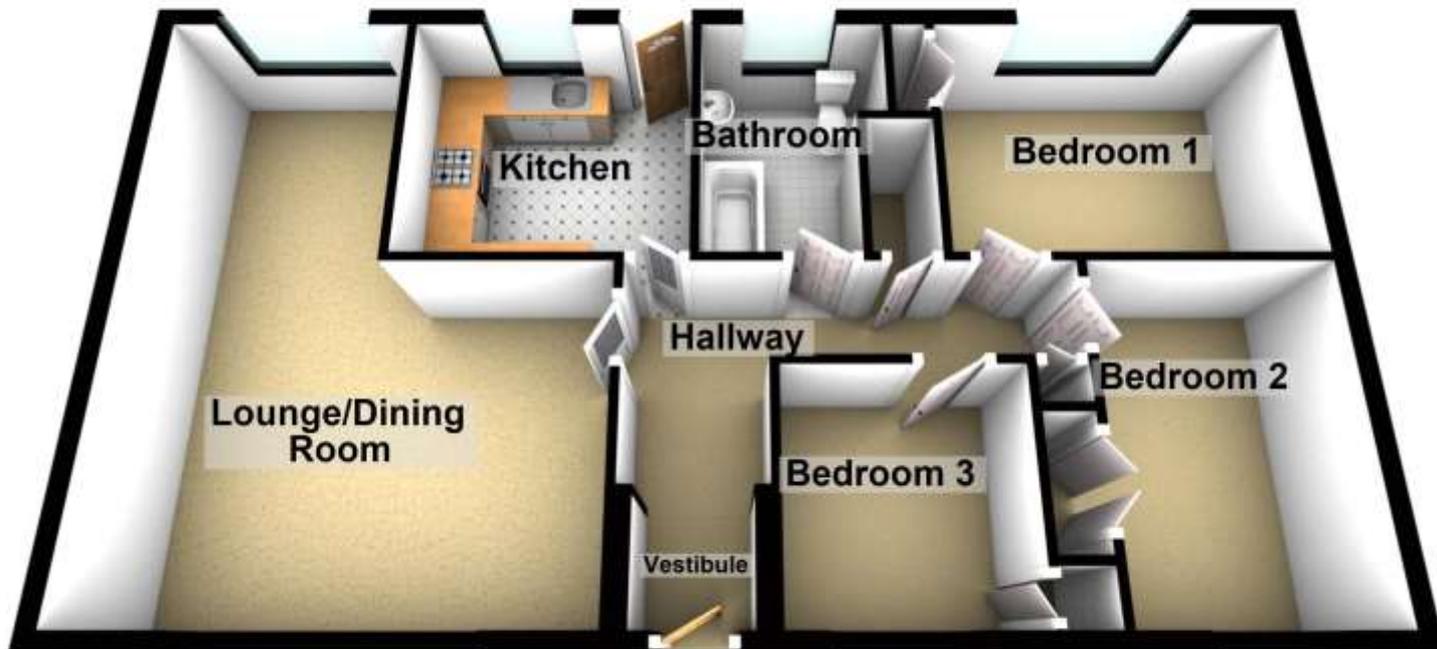
Lamlash has its own 18 hole golf course, bowling green, tennis court, excellent boating and water facilities. Lamlash is also home to the island's cottage hospital, medical centre, police station, fire and coastguard station. Arran High school is located in Lamlash along with the primary and early years classes.







40 Murray Crescent



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.

Caledonian MacBrayne Tel: 01770 460 361 www.calmac.co.uk

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