



---

Lower Blenheim Apartment, 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)

### IN BRIEF:

- Ground floor apartment
- Central location in the village of Lamlash
- Three double bedrooms
- Enclosed private garden

### DESCRIPTION

Blenheim is a substantial, detached villa located in the heart of the village of Lamlash - Lower Blenheim is a spacious self-contained apartment on the ground floor of the villa, with both a front and rear door entrance and includes a private enclosed patio garden. Accommodation comprises entrance vestibule opening into the spacious lounge dining room, central hallway, breakfasting kitchen, family bathroom and three double bedrooms one with ensuite shower room and rear entrance vestibule.

### DIRECTIONS

From Brodick Pier turn left and proceed to Lamlash. On entering the village, proceed along the seafront where the property is located on the seaward side of the road immediately before the bowling green.

### GARDEN

To the side of the apartment French doors open out to a timber deck area and a private secure garden, bounded by fencing and a stone wall. The garden is low maintenance and mostly laid to pavior with flower and shrub borders and a timber shed. At the front of the there is a small lawn area bounded by hedging.

### SERVICES

The property is connected to mains electricity, water and drainage. Hot water and central heating are by radiators heated by the wall mounted gas fired boiler located within the kitchen.

### COUNCIL TAX

Currently banded 'D' for council tax, paying £1801.67 in 2021/22 including water and waste water.

### OTHER INFORMATION

The apartment is conveniently located for the amenities of Lamlash which include a bowling green, tennis courts, local shops, hotels, 18-hole golf course and of course the excellent boating facilities in Lamlash Bay. Lamlash is also home to the local police station, fire and coastguard stations as well as the island's cottage hospital, secondary school and Lamlash primary school. Lamlash is approximately 4 miles from the ferry terminal at Brodick.



## ACCOMMODATION

Lower Blenheim apartment is in a wonderful, central village location, within a short walking distance of local shops, bars and restaurants and particularly if you are keen on any kind of water sports, with the Yacht Club Lamlash Bay right on your doorstep. It is a bright and spacious and has been recently redecorated and is fitted with laminate floor throughout.

Entering by way of the front door into the vestibule, half glazed double doors open into the spacious south facing lounge. From here, the central hallway gives access to three double bedrooms. All of the bedrooms are freshly decorated and two of them benefit from built-in storage. Bedroom two has an ensuite shower room and particularly attractive double aspect windows offering a view to the secluded patio garden area.

The kitchen is at the rear of the apartment, with plenty of floor and wall mounted white units, a contemporary black gloss tile splash back and a black marble effect worktop. With dual aspect windows this is a well-lit room, fully fitted with under counter fridge and freezer, electric oven and hob and washing machine. The kitchen further benefits from a breakfasting area.

The family bathroom is neutrally decorated and fully tiled, fitted with a white suite and bath with shower over.

Off the hallway, at the rear, there is a large double door storage cupboard and at the side of the apartment, French doors open out to the timber deck and secluded patio garden, which further benefits from a timber shed. To the rear of the apartment there is a vestibule, with space for outdoor gear, leading to back door.

Lower Blenheim apartment is in walk in condition and early viewing is recommended.





#### APPROXIMATE ROOM DIMENSIONS

ENTRANCE VESTIBULE	2.03m (6'8) X 2.34m(7'8) overall
LOUNGE	4.27m (14'0) x 6.27m (20'7) overall
BEDROOM 1	3.11m (10'2) x 5.05m (16'7)
BEDROOM 2	3.14m (10'4) x 5.05m (16.7) overall
ENSUITE	1.94m (6'4) x 1.23m (4'0) overall
KITCHEN	3.13m (10'3) x 3.08m (10'7)
BATHROOM	2.04m (6'8) x 3.16m (10'4) overall
BEDROOM 3	3.13m (10'3) x 3.80m (12'6)
REAR ENTRANCE VESTIBULE	1.45m (4'9) x 1.76m (5'9) overall

FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY



Lower Blenheim Apartment



*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.