



6 Murray Crescent, Lamlash, KA27 8NS



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6 MURRAY CRESCENT IN BRIEF

- Detached 2 bed bungalow
- Driveway and off road parking
- Walk in condition
- Established beautifully presented garden
- Cosy starter or retirement home
- Near to village amenities and school

DESCRIPTION

6 Murray Crescent is a detached bungalow built around 40 years ago on the outskirts of Lamlash. It is ideally located within a short distance of village amenities and a nearby bus stop. Neutrally decorated and in walk in condition, this beautifully maintained bungalow is a delightful and easy to maintain home which benefits from plenty of built in storage cupboards. Accommodation comprises vestibule, hallway, kitchen, rear sun porch, lounge/dining room, two double bedrooms 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 immediate left, where number 6 is the sixth house on the right hand side.

GARDEN

The gardens are well established, fully enclosed and private, bounded by fencing to the rear. To the front there are lawned areas with a profusion of flower beds and shrubs. There is a gravel driveway to the side of the property, providing off road parking. To the rear there is a sunny patio area and lawn with an abundance of attractive flowering plants and shrubs, with dividing pathways and shed.

SERVICES

The property is connected to mains electricity, water and drainage. Hot water and heating are via the oil fired boiler located within the kitchen supplying radiators throughout.

COUNCIL TAX

Band 'D' for council tax paying £1954.41 including water and waste water in 2023/2024.

ENERGY PERFORMANCE

The energy efficiency rating is 'D' and the environmental impact band for this property is 'E'.



ACCOMMODATION

6 Murray Crescent is a comfortable family bungalow located in a popular location within Lamlash village.

The front double storm doors lead into a small vestibule then through into a central hallway where there is space for cloaks and wet weather gear along with two large cupboards.

The spacious lounge, with room for dining, is to the front and enjoys a picture window and view towards the Benlister hills. Offering plenty of natural light, this room is also perfect for cosy nights with the feature fire place inset with modern electric fire.

The bright modern breakfasting kitchen to the rear of the bungalow looks out to the colourful garden and has a rear external door into a small sun porch. Fitted with contemporary cream wall and base units and complementary black worktop with integrated appliances, the sale includes the washing machine, oven, fridge, freezer and gas hob. There is space for a breakfasting table.

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

The family bathroom completes the accommodation with a white suite and shower over bath.

This excellent property is presented in walk-in condition and would make a wonderful first-time buyer property or indeed a retirement bungalow.

APPROXIMATE ROOM SIZES

LOUNGE	3.50m (11'6") x 4.86m (15'11")
KITCHEN	3.76m (12'4") x 2.79m (9'2")
SUN PORCH	1.0m (3'3") x 1.60m (5'3")
BEDROOM 1	3.52m (11'7") x 3.10m (10'2") overall
BEDROOM 2	2.79m (9'2") x 3.10m (10'2") overall
BATHROOM	3.37m (11'1") x 1.83m (6'0") overall

OTHER INFORMATION

No. 6 is in a popular residential location in the popular Murray Crescent, with beautiful rural views over the Benlister Hills. The village amenities are a short distance away from this spacious property, with easy walking access to a bus stop nearby. 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 stations. Arran High school is located just a short walk away in Lamlash along with the primary and early years classes.





6 Murray Crescent



Total area: approx. 64.0 sq. metres (688.9 sq. feet)

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

FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY

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