



---

Achalic, 15 Monamore Place, Lamlash, KA27 8NR

---

---

## ACHALIC, 15 MONAMORE PLACE, LAMLASH, KA27 8NR

---

### 15 MONAMORE PLACE IN BRIEF

- An ideal starter or family home
- Quiet location end terrace property
- Good sized and low maintenance garden
- Off road parking
- Two double bedrooms
- Scope for further development

### DESCRIPTION

Located in the highly desirable village of Lamlash, Achalic 15 Monamore Place is a spacious end terrace home offering versatile family living in a quiet residential area, just a short distance from all the village amenities. It is beautifully presented and has been lovingly cared for. With generous living space, this property offers the opportunity for further development with an extension or reconfiguration of the layout.

The granite steps lead to the front entrance opening into a bright and spacious hallway with stairs leading to the upper floor. The lower hallway offers a large storage cupboard and understairs storage. To the front of the ground floor is a generous lounge, with the focal point of a contemporary fireplace inset with electric fire and space for a small dining table as well as comfy sofa seating. To the rear of the lounge a door opens into the breakfasting kitchen, off which is a vestibule with door out to the rear garden and ground floor cloakroom w.c. The breakfasting kitchen is fitted with neutral wall and base units and complementary worktops, electric cooker with space for a fridge freezer, tumble dryer and plumbing for a washing machine.

The staircase leads off the hallway to the upper level, where there are two double bedrooms; one to the front taking in the views to the Benlister Hills and one to rear enjoying a view over the Benlister Burn and to Holy Isle, both of which enjoy large built in storage cupboards. The newly fitted bathroom to the rear, with a modern white suite with a bath and glass sink vanity unit, completes the accommodation of the attractive peaceful home.

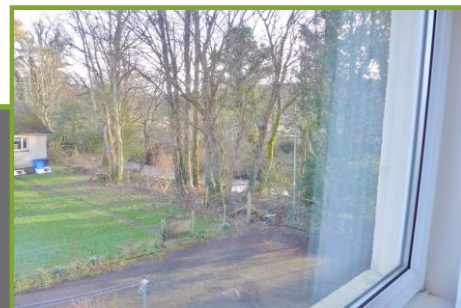
15 Monamore Place benefits from an abundance of built in storage and a generous wrap around garden. It is an excellent and well maintained property and would make an ideal family or starter home.

### DIRECTIONS

From Brodick Pier turn left and travel to Lamlash. Proceed through the village and turn first right after Arran High School, then take third left and No.15 Monamore Place is the last house on the left.

### GARDEN

The gardens are relatively flat and laid to lawn securely bounded with mature hedging and fencing. Being the end Terrace, the house benefits from a wraparound garden, enjoying the southerly aspect overlooking the Benlister Burn and attracting the local wildlife including birds and Arran's famous Red Squirrels. To the side and rear there is a large timber shed and off road parking for one car, as well as Arbour seating in the perfect tranquil and peaceful spot.



## APPROXIMATE ROOM SIZES

### GROUND FLOOR

ENTRANCE HALL	2.00m (6' 7") x 2.98m (9' 9")
LIVING ROOM	3.35m (11' 0") x 2.98m (9' 9") Overall
KITCHEN	4.24m (13' 11") x 2.68m (8' 10")
TOILET	1.12m (3' 8") x 2.00m (6' 7")
REAR VESTIBULE	1.12m (3' 8") x 1.89m (6' 2")

### UPPER FLOOR

UPPER HALL	2.35m (7' 9") x 1.64m (5' 5")
BEDROOM 1	5.35m (17' 7") x 3.18m (10' 5") Overall
BEDROOM 2	3.00m (9' 10") x 3.75m (12' 4") Overall
BATHROOM	2.50m (8' 2") x 2.05m (6' 9")
GROUND FLOOR:	38.6sqm (415.1 sqft) approximately.
FIRST FLOOR:	38.6sqm (415.1 sqft) approximately



## SERVICES

15 Monamore Place is connected to mains electricity, water and drainage. Heating and hot water is by electric with convector and panel heaters throughout, supplemented by the electric fire within the lounge. The chimney could be reinstated if desired subject to the appropriate checks.

## COUNCIL TAX

The property is banded 'A' paying £1302.94 including water and wastewater in 2023/24.

## ENERGY PERFORMANCE

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

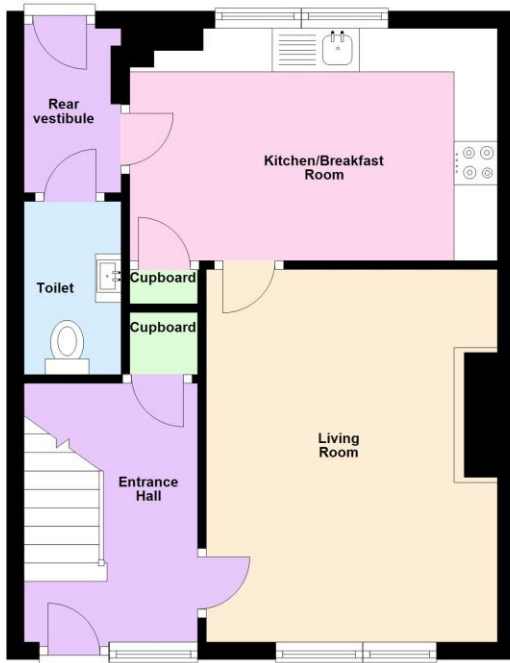


## OTHER INFORMATION

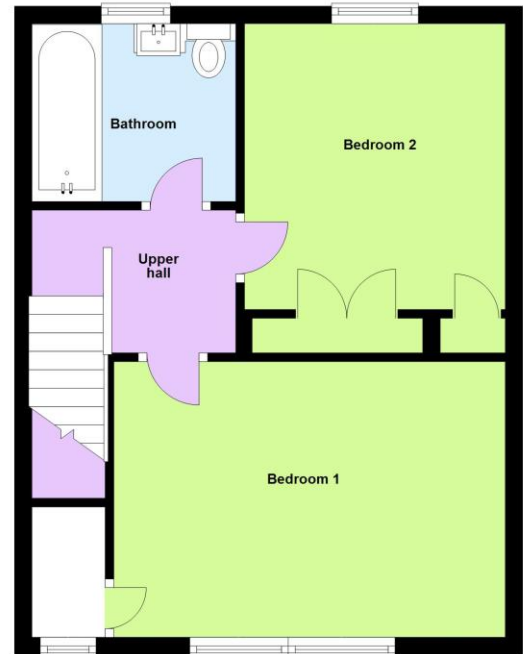
No. 15 is in a quiet location within the popular residential area of McKelvie road and Monamore Place, the village amenities are just a short distance away and there is easy walking access to a bus stop nearby. Lamlash has a small Co-op with an instore post office, various places to dine out, gift shops, ladies' boutique, hairdressers, newsagents, and hardware shop. Lamlash also has its own 18 hole golf course, bowling green, tennis court, excellent boating, and water facilities. Lamlash is home to the island's cottage hospital, medical Centre, police station, fire and coastguard stations. Arran High school is located nearby along with the Lamlash primary and early years classes.



FLOOR PLAN • NOT TO SCALE • FOR GUIDANCE ONLY



**Ground Floor**



**Upper Floor**

Total area: approx. 77.1 sq. metres (830.1 sq. feet)

**15 Monamore Place, Lamlash**

*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](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.