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JAS CAMPBELL & CO LTD
—ws—
solicitors notaries estate agents



Mid Terraced Cottage
13 Hamilton Terrace, Lamlash, ISLE OF ARRAN, KA27 8LR
Offers Around £180,000



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espc





Jas Campbell & Co Ltd are pleased to bring this Mid Terraced Cottage with panoramic sea views to the market. Although this property requires some upgrading, it would not only make be a suitable family home but could be an excellent rental business opportunity like some of the neighbouring cottages. The property is conveniently placed within the village centre for all local amenities such as supermarket, pharmacy, doctors surgery, restaurants as well as easy access to public transport and is only approx. 4 miles from the Brodick ferry Terminal.

Ground Floor Accommodation Comprises: Entrance Vestibule - Lounge which features a coal fire and bay window with uninterrupted beautiful sea views - Dining Room - Kitchen with floor and wall units for ample storage - Bedroom One - Bathroom housing a three piece suite - Rear Porch.



Accommodation on the first floor: Top Landing - Bedroom Two which is a double room with a window overlooking the front of the property offering uninterrupted sea views. This room has a storage cupboard - Bedroom Three is a rear facing double bedroom
Internal Viewing Highly Recommended



MEASUREMENTS

Entrance Vestibule	0.98 m x 1.15 m / 3'3" x 3'9"
Lounge	4.60 m x 4.00 m / 15'1" x 13'1"
Dining Room	3.80 m x 2.16 m / 12'6" x 7'1"
Bedroom 1 (Ground Floor)	2.13 m x 2.83 m / 7'0" x 9'3"
Kitchen	3.51 m x 1.72 m / 11'6" x 5'8"
Bathroom	2.42 m x 1.60 m / 7'11" x 5'3"
Rear Porch	1.35 m x 1.34 m / 4'5" x 4'5"
Top Landing	1.31 m x 1.02 m / 4'4" x 3'4"
Bedroom 2	2.50 m x 3.08 m / 8'2" x 10'1"
Bedroom 3	2.89 m x 4.16 m / 9'6" x 13'8"

EPC Rating - F

Council Tax Band - C

FEATURES

Mid Terraced Family Cottage
Excellent Rental Business Opportunity
Electric Heating
Double Glazing
Panoramic Sea Views
Three Bedrooms
Ground Floor Bedroom & Bathroom
Conveniently Placed Within Village Centre For All Local Amenities
Easy Access To Public Transport Including Brodick Ferry Terminal
Coal Fire

Viewing

Tel: 01294 60 2000

Offers

All further negotiations and all offers to be lodged with Messrs Jas Campbell & Co. WS. 76 Princes Street, Ardrrossan KA22 8DQ.

Valuation

If you have property to sell we can provide you with a pre-sale advice and opinion on the sale of your property.

Important

These particulars are believed to be correct and have been prepared in good faith, but their accuracy is not guaranteed and they do not form part of any contract.



SOLICITORS
AND INDEPENDENT
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