

01294 60 2000

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



Detached House
St. Brides Cottage, Shore Road, Lamlash, Isle of Arran, KA27 8LG
Offers Over £280,000



rightmove

nTheMarket

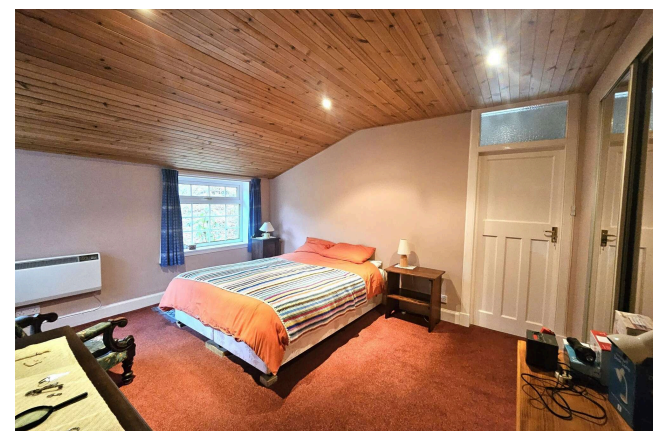
Zoopla

PrimeLocation.com

espc







Jas Campbell & Co Ltd are delighted to be marketing this bright & spacious Detached House which is ideally placed within a peaceful and tranquil part of Lamlash. Although this property requires some upgrading, it would make an excellent family home as well as being a suitable rental business opportunity as there is a separate Summerhouse with WC to the side of the main house. The property is conveniently placed only a stones throw away from the sea front offering beautiful views together with being within easy reach of the village centre for all local amenities including a supermarket, pharmacy, doctors surgery, restaurants & schools. There is easy access to public transport with the Brodick ferry Terminal only approx. 4 miles away together with the Island's Highschool and Hospital which is conveniently placed in Lamlash.

Ground Floor Accommodation Comprises: Reception Hallway with a window to the side and a large under stair storage area - Lounge with windows to the side together with a feature fireplace. There is an open plan Garden Room in the lounge - Dining Kitchen with window to the rear. There is more than ample storage within wall and floor units together with a storage cupboard in the dining area - Shower Room housing a two piece suite with separate shower cubicle housing power shower - Bedroom One with fitted mirrored wardrobes - Bedroom Two entered via bedroom one boasting a large walk in storage cupboard together with patio doors leading to the Summerhouse.

First Floor Accommodation Comprises: Top Landing with window to side together with a storage cupboard - Bedroom Three offering partial sea views and boasts an original fireplace - Bedroom Four also houses a fireplace - Family Bathroom with a three piece suite.

Internal Viewing Highly Recommended

MEASUREMENTS

Reception Hallway	4.05 m x 3.15 m / 13'3" x 10'4"
Lounge	5.05 m x 3.51 m / 16'7" x 11'6"
Open Plan Garden Room	3.52 m x 2.18 m / 11'7" x 7'2"
Dining Room	4.39 m x 3.14 m / 14'5" x 10'4"
Kitchen	3.56 m x 2.64 m / 11'8" x 8'8"
WC	1.63 m x 1.55 m / 5'4" x 5'1"
Bedroom 1	4.24 m x 3.42 m / 13'11" x 11'3"
Bedroom 2	4.19 m x 2.59 m / 13'9" x 8'6"
Top Landing	4.12 m x 1.03 m / 13'6" x 3'5"
Family Bathroom	2.59 m x 1.69 m / 8'6" x 5'7"
Bedroom 3	3.06 m x 3.29 m / 10'0" x 10'10"
Bedroom 4	3.59 m x 3.03 m / 11'9" x 9'11"

FEATURES

Four Bedrooms
 Suitable rental business opportunity
 Summerhouse with WC
 Within easy reach of the village centre for all local amenities
 Partial Double Glazing
 Electric Storage Heating
 Private Front & Rear Gardens.
 Driveway

EPC RATING - F

COUNCIL TAX BAND - D



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
FINANCIAL ADVISERS

Ref:
E485156



JAS CAMPBELL & CO LTD
ws
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Bank of Scotland Buildings, 57 Dockhead Street
Saltcoats KA21 5EH Telephone 01294 60 2000
Fax 01294 603 023 DX 591001 Saltcoats
E-mail: mail@jascampbell.co.uk www.jascampbell.co.uk

85 Main Street, West Kilbride
Telephone 01294 829 599
or 01294 829 602

76 Princes Street Ardrrossan
Telephone 01294 464 131
or 01294 60 2000

Unit 2, Douglas Centre,
Brodict Isle of Arran KA27 8AJ
Telephone 01770 302 027