

2, Mckelvie Road,
Lamlash,
Isle Of Arran,
KA27 8NP







Arran
ESTATE AGENTS
ISLAND OWNED & RUN SINCE 1990

1 Bed
Bungalow - Semi Detached
located in Lamlash

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No. 2 Mckelvie Road is in the charming and popular village of Lamlash on the Isle of Arran, this beautifully presented semi-detached bungalow offers a delightful living experience. With one reception room, one bedroom, and a well-appointed bathroom, as well as scope to increase the accommodation, this property is perfect for those seeking a comfortable and manageable home.

The bungalow has been recently upgraded and is presented in walk in condition, with many energy-efficient features, including solar panels and battery storage, loft insulation and recently installed double glazing, ensuring a warm, economical and sustainable living environment. The south-facing secure gardens are a true highlight, small, but throughtly planted and filled with an abundance of raisded vegetables, beds, shrubs, and flowering plants, providing a serene yet manageable outdoor space to enjoy.

Conveniently located close to village amenities and a bus stop, this property is ideal for those who appreciate easy access to local shops and services. Whether you are a first-time buyer, looking to downsize for retirement, or seeking a rental investment, this bungalow presents a fantastic opportunity.

In walk-in condition, this home invites you to settle in and enjoy the tranquil lifestyle that Lamlash has to offer. Don't miss the chance to make this lovely property your own.

Entrance vestibule
5'3" x 3'2"
The partially double glazed composite door floods the tiled entrance vestibule with natural light. A glazed door from the vestibule opens through to the hallway.

Store
6'1" x 3'2"
Off the entrance vestibule a spacious open store room, for hanging cloaks and all your outdoor with a drying pulley.

Hallway
A step up from the entrance vestibule the hallway access all the accommodation within with seamless hardflooring throughout the property. The hallway also accommodates two large cupboards, one of which accommodates the hotwater cylinder.

Lounge
10'7" x 16'6" overall
The spacious lounge/ living area with a picture window to the front and flooded with natural light, is open plan to the kitchen and enjoys the focal point of a wood burning stove.

Kitchen
10'11" x 7'8"
To the rear of the bungalow the recently installed kitchen includes intergral fridge/freezer, washing machine oven/grill and a gas hob with a picture window over looking the rear gardens.

Bedroom 1
12'4" x 9'3"
A spacious double bedroom with built in wardobe and dual aspect windows to the front and side of the bungalow.

Bathroom
6'1" x 6'8"
The partially tiled bathroom has a contemporary white suite, with a shower over the bath and frosted window to the rear gardens.

Garden
The garden is relatively flat and mostly laid to lawn to the front, with off road parking for one car to the side. To the rear and side the garden is securely bounded with fencing and has been beautifully planted with raised vegetable and flower beds enjoying a southerly aspect as well as views towards Holy Isle. Within the grounds to the rear there is a timber summer house and log store which can be included in the sale. The timber summer house provides additional storage or studio and living space.

Council Tax
The property is banded ‘A’ paying £1558.77 including water and waste water in 2026/27.

Services
2 Mckelvie road is connected to mains electricity, water and drainage. Heating and hot water is by electric with newly installed energy efficient heaters throughout, supplemented by the wood burning stove located within the lounge.
The property is highly energy efficient having recently been fitted with new double glazing, additional insulation and the benefits of a solar PV panels with a 3kw battery for storage off setting the cost of electricity running costs.

A little more information
If desired, 2 McKelvie Road offers the potential to create additional useable accommodation within the loft, subject to obtaining appropriate statutory consents from North Ayrshire Council.







No. 2 is in a quiet location within the popular residential area of McKelvie road, 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, 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.

The Isle of Arran is a place where you can find a little bit of everything you could ever want from a Scottish island; an ever-changing coastline, dramatic mountain peaks, sheltered beaches, verdant forests, great cultural festivals and a wealth of tasty local produce.

What3words///

Every 3 metre square of the world has been given a unique combination of three words.
Used for navigation, here are the words for this property:
What3words///grading.searching.palace

Floor Plan

Floor plan is not to scale and is to be used for guidance only. Room sizes are approximate.

Viewings by appointment

Please note that viewings are strictly by appointment.
The vendor or their 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.

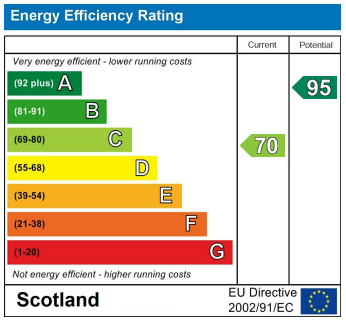
Cal Mac travel details

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

2 MCKELVIE ROAD GROUND FLOOR



TOTAL AREA: APPROX. 48.3 SQ. METRES (520.1 SQ. FEET)



DIRECTIONS

From Brodick Pier turn left and proceed to Lamlash. Travel through the village, turn right immediately past the High School into McKelvie Road, where no 2 is the first property on the right hand side.
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