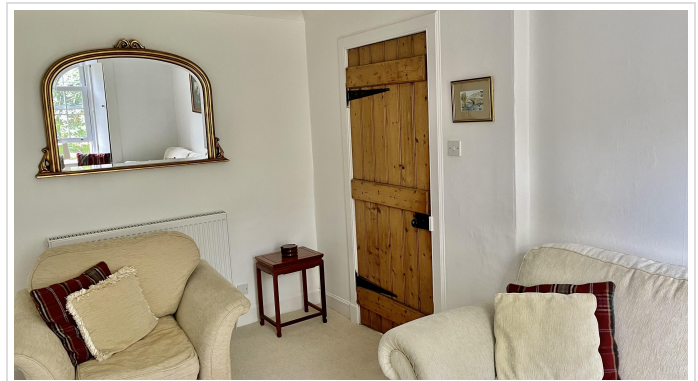


2 Bed Semi-Detached In Mill Cottage , Lamlash, KA27 8NJ

£220,000



Ref:14903





## SHORT DESCRIPTION

Property Ref: 14903 Mill Cottage is a charming semi-detached Cottage with easy access to Lamlash Village. Beautifully presented and characterful, the Cottage offers a cosy lounge and sizeable traditional dining kitchen. There are two well-proportioned bedrooms and a shower room. Outside, the property has a lovely mature garden to the front and a sunny patio area to the rear. The Cottage also benefits from a sizeable, bright stone outbuilding, which has previously been used as a studio. The Village of Lamlash offers good schools, a small supermarket, lovely pubs and cafés and a great coastline. There is a cottage hospital, doctors' surgery and pharmacy in the Village. The Island of Arran is described as 'Scotland in Miniature' and has everything you might want for a holiday cottage or permanent home. The Cottage currently operates successfully as a holiday letting business but would also serve as a holiday home or a great permanent home for those wanting to settle in a picturesque location. Entrance conservatory 3m x 1.5m The entrance conservatory looks into the rear courtyard and catches the afternoon and evening sun. Entrance hallway 1.9m x 3.7m (to stairs) The tiled hallway accesses all the accommodation within and has space for hanging coats. Kitchen 4.4m x 3.5m overall The bright and spacious kitchen has plenty of space for a large dining table and overlooks the gardens from the window to the side. It is fitted with bespoke hand-built timber wall and base units and feature lighting. There is an electric cooker and a free-standing fridge freezer. Utility room 1.9m x 1.7m overall Just off the kitchen, the handy utility room has plenty of room for storing household items and outdoor gear and also accommodates the washing machine. Lounge 4.3 x 2.9m Attractive and cosy lounge with inset shelving. A shuttered window with views to the front garden. A multi-fuel stove and slate hearth add to the appeal of this delightful room. Shower room A bright shower room, fully wall boarded, with a white suite and frosted window. Bedroom 1 4.1m x 4m overall A good-sized double bedroom with camsil ceiling and Velux window overlooking the gardens. Bedroom 2 3.6 x 2.75m A second good-sized double bedroom with camsil ceiling and Velux window overlooking the gardens. Built in cupboards within this room accommodate the hot water tank and heating system. Studio - workshop 3.2m x 3.1m The studio workshop, with mains electricity connection, has been fully insulated. The roof windows and a glazed door create a bright and airy multipurpose space, perfect for a small home office or studio. Garden The garden is fenced and secure, bounded with mature shrubs and plants. The Cottage has a secluded 'sun trap', ideal and private for lounging or al-fresco dining. The driveway is gravelled with a hard stand area and parking for at least two cars. There is also a log store and two useful timber sheds for storage. Services The cottage has a wet electric central heating system with thermostatic control and this is supplemented by a multi-fuel stove in the lounge. Drainage is to a shared septic tank within adjoining house grounds. Council Tax Mill Cottage is currently commercially rated with North Ayrshire Council and operated as a letting business, providing the owner with a consistent and steady income. There is an STL license in place. Conversion back to residential status is not a difficult process. The Cottage was previously rated as residential band A Property Type: Semi-detached Full selling price: £220000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: A EPC rating: G Measurement: 731.946 sq.ft. Outside Space: Front Garden, Enclosed Garden, Patio Parking: Driveway, Private Heating Type: Double Glazing, Electric Heating, Central Chain Sale or Chain Free: Chain sale Possession of the property: vacant -----

2

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

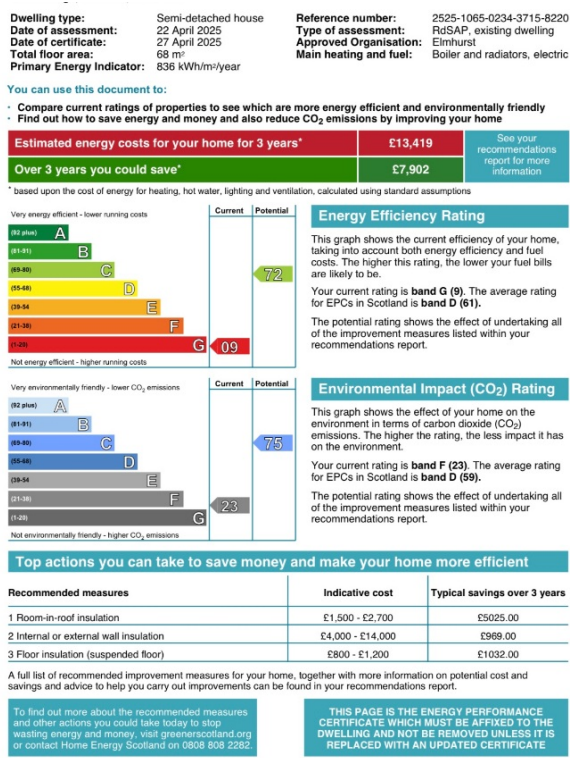
Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



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