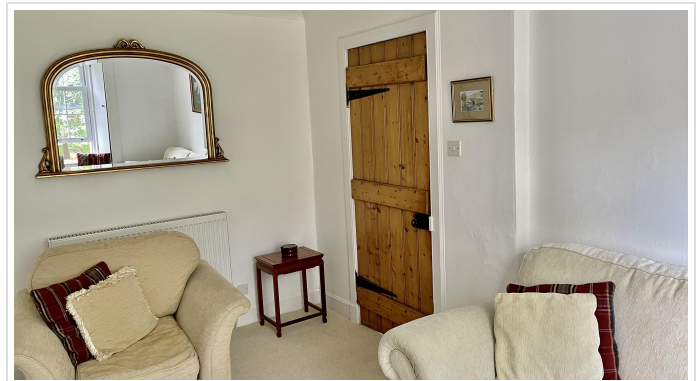


2 Bed Semi-Detached In Mill Cottage , Lamlash, KA27 8NJ

£220,000





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.

Dwelling type: Semi-detached house
Date of assessment: 22 April 2025
Date of certificate: 27 April 2025
Total floor area: 68 m²
Primary Energy Indicator: 836 kWh/m²/year

Reference number: 2525-1065-0234-3715-8220
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, electric

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£13,419	See your recommendations report for more information
Over 3 years you could save*	£7,902	

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

Very energy efficient - lower running costs



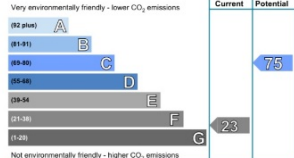
Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band G (9)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Very environmentally friendly - lower CO₂ emissions



Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band F (23)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£5025.00
2 Internal or external wall insulation	£4,000 - £14,000	£969.00
3 Floor insulation (suspended floor)	£800 - £1,200	£1032.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit [greenescotland.org](http://www.greenescotland.org) or contact Home Energy Scotland on 0800 808 2262.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE.

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