



Robert F Duff & Co
Solicitors and Estate Agents

15 Guildford Street, Millport Isle Of Cumbrae, MillportKA28
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Offers Over £195,000

MAISONETTE

This is a completely refurbished three bedroom first floor and attic maisonette flat on the main street in the popular seaside town of Millport on the Island of Cumbrae. The property, located on the sea front has extensive sea views and many attractive features to include exposed original brick walls and fireplaces, one with wood burning stove; partially exposed original beams; quality slate and oak wooden flooring and shaker style fitted kitchen. The flat comprises entrance doorway to first floor, utility room and large cupboard on internal landing, entrance hallway, lounge with French doors to large dining kitchen with double glazed windows overlooking the sea front, large family bathroom with separate double shower cabinet, rear double bedroom and understair storage on the first floor; two double bedrooms overlooking the sea front and toilet with w.c and washhand basin on the upper floor. The property benefits from double glazing and oil fired central heating. There is a private section of the rear garden and a one half share of the washhouse.



Inner Stairwell Landing :

Utility room 5'6" x 9'6"
Housing central heating boiler. 2 skylights. Oak flooring. Across the landing is a large deep storage cupboard.

Inner Hallway 14'3" x 3'9"
From Main door offers access to first floor apartments and stairs to upper rooms. Oak flooring. Understair cupboard with lighting . 2'3" x 5'1".

Lounge 12'1" x 11'11"
Attractive lounge with double glazed window to front offering spectacular sea views. Exposed original stone wall incorporating wood burning stove. Oak flooring. 2 radiators. TV Aerial. Ample power sockets.

Dining/Kitchen 11'1" x 16'
Entered from hallway and via double French doors from the lounge. This room has two double glazed windows again with sea views. The white Shaker style kitchen area with block beech work tops offer a wide range of floor and wall units with integrated dishwasher, freezer and stainless steel oven, grill, hob and extractor hood and stainless steel circular sink and draining top. Tiled splashback areas. Slate flooring. Recessed spotlights. Radiator.

Bedroom 1 9'2" x 12'4"
Double bedroom with double glazed window overlooking the rear gardens. Radiator. Oak flooring.

Bathroom 9'9" x 9'
This luxury family bathroom offers a white three piece suite comprising corner bath, low rise w.c., built in washhand basin with vanity units along one wall together with overhead units. Double shower cubicle with Mira electric shower. Tiled floor. Half tiled walls. Recessed spotlights. Radiator. Double glazed window to the rear.

Stairway to Upper Floor

Hallway 6'11" x 2'6"
Wooden floor.

Bedroom 2 17'6" x 9'1" (at widest)
Double bedroom with recessed window seat and two double glazed windows overlooking the sea. Partially exposed original beams. Recessed storage/wardrobe area. Downlights. Radiator. Wooden flooring.



DISCLAIMER

Master Bedroom 14'9" x 18' (at widest)
Double bedroom with two double glazed windows overlooking the front and sea. Exposed original brick wall with fireplace. Partially exposed beams. Downlighters. Recessed storage/wardrobe area. Oak flooring.

Toilet 6'9" x 5'10" (at widest)
White w.c. and washhand basin. Partially exposed beams. Radiator.

Gardens
There is a large private section of garden to the rear and a one half share in the washhouse.

Seller:
Ms A Rennie & Mr A Glen

Price:
o/o £195,000

Entry:
by Arrangement

Travel Directions
From the Ferry Slip head into town and the property is situated almost opposite the Memorial.



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