

CUMBRAE CLUB COURT



MILLPORT
Isle of
Cumbrae

CUMBRAE CLUB COURT

A Development of 12 comfortable 2 bedroom homes on a centrally located site in Millport - in a quiet street with close and easy access to the town, and all amenities.

With ground, 1st & 2nd floors, the building has 2 entrances, wide modern internal staircases, with 900mm wide front doors, and 850mm internal doors in every flat.

The 4 Ground Floor Flats all have extra wide internal hallways, allowing for good wheelchair accessibility - if needed. (B.S. M4.03) They can also be further adapted to cope with most special mobility requirements, eg walk-in showers, handrails etc, to your personal specification, and priced accordingly.

In all the homes, the "L" shaped lounge with the adjoining galley kitchen, has been designed for ease of use, and creates a bright and spacious living area.

You can choose from our selection of high quality fully fitted kitchens, with cooker, fridge-freezer, washing machine and dishwasher included. It will also be possible for you to upgrade these units and appliances to your personal preferences - for an agreed additional cost.

The bedrooms are well proportioned, and the bathrooms have a bath with an in-bath electric shower.

Electric central heating (hot water) is standard, as are easy-clean inward opening double-glazed windows, in UPVC frames.

Modern construction methods - and the latest sound-proofing and thermal insulation - will ensure that your home will be cosy, bright, and easy to maintain.

Each flat has a parking space, outside lockable storage area, and the common outside areas will be landscaped.

The development will be constructed by a local builder, with many years of experience of new-build projects in Millport.

ZURICH 10 year warranty is standard on all homes

Internal Dimensions

Ground Floor

Flats 2, 3 & 4

Internal Entrance Hall		3.10 x 2.00	6.20 sq mts
Lounge/Kitchen	5.90 x 3.10 +	3.00 x 2.73	26.39 sq mts
Bedroom 1		4.30 x 3.10	13.33 sq mts
Bedroom 2		3.30 x 3.10	10.23 sq mts
Bathroom		2.20 x 2.00	4.40 sq mts

TOTAL AREA 63 SQ MTS - includes cupboard

Flat 1 (approx. 4 sq mts smaller due to site angle to adjoining property)

Internal Entrance Hall		3.10 x 2.00	6.20 sq mts
Lounge/Kitchen	5.90 x 2.70 +	3.00 x 2.73	24.19 sq mts
Bedroom 1		4.30 x 2.80	12.00 sq mts
Bedroom 2		3.30 x 3.10	10.23 sq mts
Bathroom		2.20 x 2.00	4.40 sq mts

TOTAL AREA 59 SQ MTS - includes cupboard

First & Second Floors

Flats 6,7,8,10,11 & 12

Internal Entrance Hall		3.10 x 1.50	3.65 sq mts
Lounge/Kitchen	5.30 x 4.10 +	3.60 x 3.23	33.55 sq mts
Bedroom 1		4.85 x 3.10	15.00 sq mts
Bedroom 2		3.23 x 3.10	10.00 sq mts
Bathroom		2.25 x 2.00	4.50 sq mts

TOTAL AREA 70 SQ MTS - includes cupboard

Flats 5 & 9 (approx. 4 sq mts smaller due to site angle to adjoining property)

Internal Entrance Hall		3.10 x 1.50	3.85 sq mts
Lounge/Kitchen	5.30 x 3.60 +	3.60 x 3.23	31.62 sq mts
Bedroom 1		4.85 x 2.85	13.82 sq mts
Bedroom 2		3.23 x 3.10	10.00 sq mts
Bathroom		2.25 x 2.00	4.50 sq mts

TOTAL AREA 66 SQ MTS - includes cupboard



SPECIFICATIONS

GENERAL

Light wood high performance UPVC windows with double glazing.

Synthetic Stone and light colour roughcast exterior finish.

Landscaped areas around the carpark and in the rear courtyard.

Dedicated exterior basement storage facility suitable for cycles, buggies etc.

Allocated block pavier parking spaces with lockable bollards.

Solar lights in car park area.

All paths and communal exterior areas in rustic brick pavier.

Well lit, spacious communal entrance halls with special decorative features and quality floor covering throughout.

Automatic internal staircase and external courtyard security lighting.

Individually locked letter boxes in entrance halls.

Coving and cornices throughout.

Adequate TV and telephone points throughout.

Smoke Alarms fitted as standard.

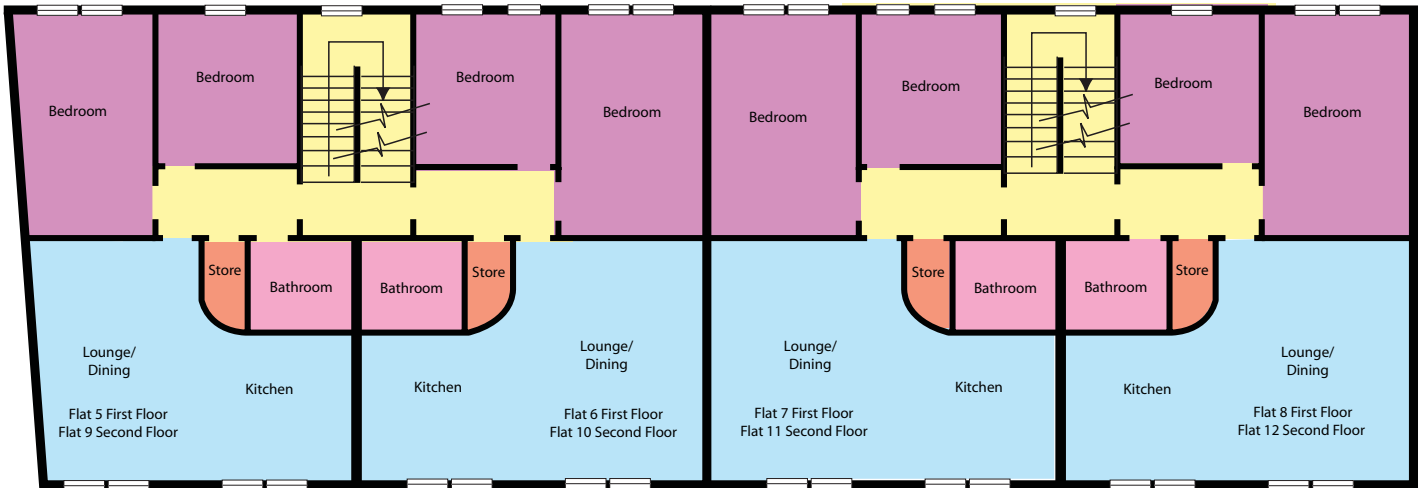
Fully painted interiors.

Quality finishes throughout.

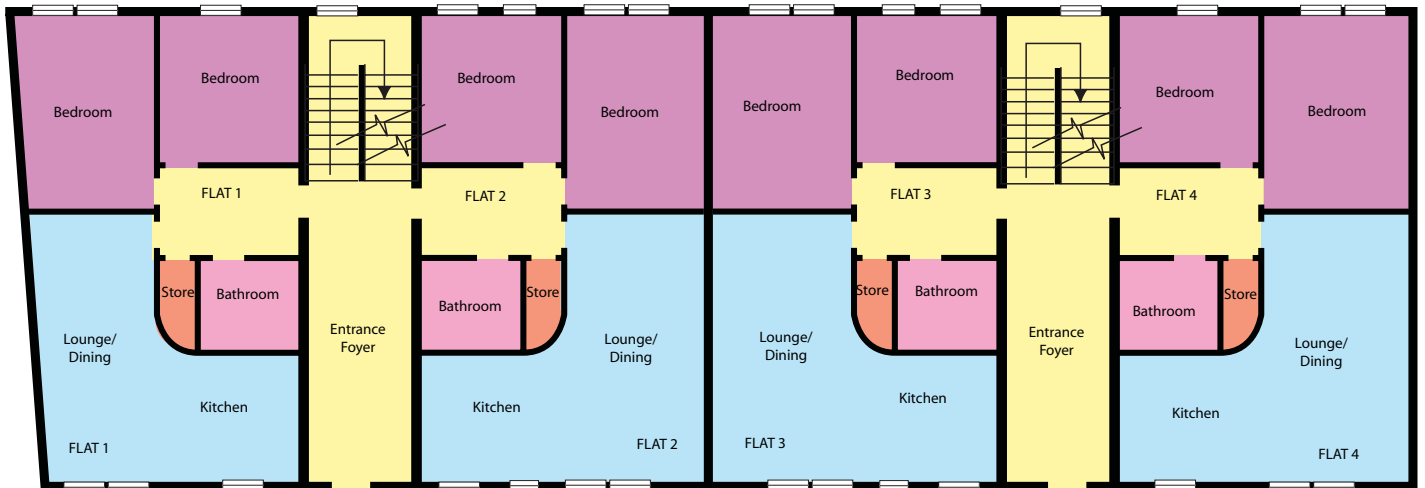
Top flats have extensive loft space with access hatch.

Ground floor flats are fitted with wide doors for wheelchair access if required.

Electrically operated wet central heating with thermostatic valves on most radiators.



First & Second Floor Plan



Ground Floor Plan

SPECIFICATION CTD.

KITCHEN

Choice of kitchen unit designs and worktop colours. Choice of tiling colour

Integrated double oven, hob & hood, with external extraction.

Integrated fridge-freezer, washing machine & dishwasher. Worktop lighting.

Spotlight track for general kitchen lighting.

Laminate floor in kitchen area - choice of colours.



BATHROOM

Full size bath with shower screen and electric shower.

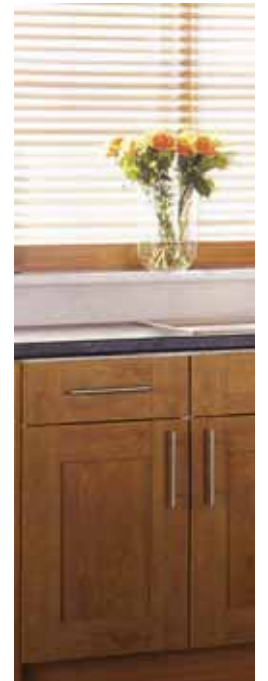
Good quality white sanitary ware - ie, basin and toilet.

Choice of tiling colour in bathroom to dado height.

Decorative ceiling light fitment.

Shaver socket.

Chrome heated towel rail (from central heating).



EXTRAS AT ADDITIONAL COST

Extra lighting & sockets.

IT and Smart cabling.

SKY Satellite facility.

Alternative kitchen units.

Interior security systems.

Larger shower unit instead of bath/shower.

Fitted carpet/flooring to your specification.

Additional tiling to kitchen & bathroom.

Additional electric heating facility on bathroom towel rail.

Alterations to Ground Floor Flats to cater for varying degrees of disability - eg. walk-in shower.

Full interior design & furnishing service available.



SITE INFORMATION

The site at 2 - 8 Howard Street was once home to the T.A. Hall, which was eventually transformed into The Cumbrae Club, and achieved Celebrity Status as an entertainment venue in the 1960's.

Millport holiday resident and impresario Archie McCulloch and his wife Kathy Kay - through their connections in showbusiness organised visits from many famous entertainers, artistes and actors. It was a great attraction, and brought many visitors to Cumbrae.

It's popularity waned with the growth of television, and it changed hands several times, before closing in the 1990's. It then fell into disrepair, and unfortunately had to be demolished.

The new building on this historic site will enhance the character of this attractive conservation area.

The 3 storey building has 2 entrances, wide modern internal staircases, with 900mm wide front doors, and 850mm internal doors in every flat.



You will be welcomed as a resident in the small island town of Millport, which is famed for its friendliness.

With golf, bowling, sailing, cycling, walking, fishing, and many other leisure pursuits and organisations to join - you will never be bored!

Alternatively - you can just enjoy the breathtaking scenery, the healthy fresh air, and the special attraction of living on an island.

The Isle of Cumbrae has all necessary amenities, including the Lady Margaret Cottage Hospital.

Millport is a 15 minute ferry journey from Largs, and within easy reach of Glasgow and Prestwick airports. There are good train and bus services from Largs, and on Cumbrae an excellent local bus service connects the ferry terminal to the town of Millport, only 4 miles away.

The drawings, details & sizes in this brochure are believed to be correct at present, but may be subject to change. They therefore do not form part of any contract.

The kitchen photographs are for current colour and design illustration purposes only, and do not represent layouts or actual finishes. These will vary, as manufacturers products are changed and updated.

A Quality Development on the beautiful island of Cumbrae

CUMBRAE CLUB COURT



Sole Selling Agent

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Situated in a quiet area of Millport -
with close and easy access to all the amenities of the town.



**The comfortable, new 2 bedroom flats - on ground,
1st and 2nd floors - complement and enhance the
surrounding conservation area.**

Dedicated car spaces, a lockable outside cycle
or buggy store, extra wide doors on the
ground floor for wheelchair access if needed -
along with a choice of luxury fitted kitchens -
make this a unique development in Millport.



The seafront view at Millport

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