



Cumbræ Property
ESTATE AGENTS
01475 531177

DETACHED VILLA
8 (Plot 32) Golf Road, illport, Isle of Cumbræ, KA28 0HB
Offers Over £279,000

Newly built detached villa in the Golf Road Development, Millport located above the town and a short distance from the Quayhead, Harbour, West Bay and Town amenities. This spacious family home offers flexible living accommodation comprising bay windowed lounge, sitting room, dining kitchen, utility room, dining room/family room, study, 4 bedrooms, 1 ensuite, family bathroom, downstairs W.C. The property benefits from full double glazing. New wet electric system providing underfloor heating on the ground floor and radiators on the upper level. Large Garage with electrically operated door, monobloc driveway continuing to front of house, private rear gardens, partially decked. Attractive views over farmland to Arran.



Hallway 9'10" x 5'10"

Entered by attractive feature glass panel door with side panels. Door to garage. Stairs to inner hallway. Pendant light.

Study 5'10" x 9'2"

Double glazed window to the rear this room offers variety of uses or fifth bedroom. Telephone point.

Inner hallway 15'3" x 9'10" at widest

Offers access to all lower apartments. Recessed spot lights. Cupboard

W.C. 2'11" x 6' at widest

White WC and washhand basin. Fully tiled.

Lounge 15'8" x 14'11"

15 panel glass door to large bright room with double glazed bay window to the front offering attractive views over farmland to Arran. Double glazed window on side elevation.

Family/TV/Dining Room 10'10" x 9'10"

Access to this room from 15 panel glass door from hallway and also via French doors from the lounge. Views to the front.

Kitchen 17' x 11'4"

Well appointed country style kitchen in cream with mahogany effect worktops. Attractive mix of floor and wall mounted units, underlighting, 1 1/2 cream sink, integrated appliances of fridge/freezer, hob, oven and extractor hood, dishwasher. Double glazed window to side. Patio doors to the rear decking and garden. Space for dining.

Utility room 6'8" x 6'11"

Entered from kitchen via 15 panel glass door. Continuation of floor and wall mounted units. Stainless steel sink. Washing machine and separate tumble drier. Door and window to side.

Dining room 13'1" x 11'4"

Bright room on open plan with kitchen and also accessed from hallway via 15 glass panel door. Patio doors to rear decking and garden.

Upper Hallway 9'11" x 11'9"

Access by attractive wooden banister. Recessed spot lights. Velux window. Radiator. Smoke Alarm.

Bedroom 1 16'9" x 14'4"

Large bedroom with double glazed window to the front with sea views. 2 fitted cupboards. Radiator. 4 Double sockets. Phone and TV points. Recessed spot lights.

Ensuite 4'7" x 5'7"

White suite. Double Shower cabinet. Heated towel rail. Shaver point. Recessed spot lights.

Bedroom 2 16'10" x 21'

Large bright room with Double glazed window to the front affording views to Wee Cumbrae. Large velux window to the rear. 2 fitted cupboards. Radiator. Recessed spot lights.

Bedroom 3 10'1" x 11'4"

Single double glazed window to rear. Velux window to side. Radiator. Pendant light.

Bedroom 4 12'7" x 8'7"

Double bedroom with single double glazed window to the rear. Radiator. Pendant light.



DISCLAIMER

Bathroom

8' x 7'4"

Three piece white suite comprising W.C, wash hand basin, bath with power shower, heated towel rail. Marble effect vanity shelf. Recessed spot lights. Tiled floor. Velux window. Views.

Gardens

Monobloc driveway to garage and continuing to front of house. Small grassed front. Private garden to the rear with generous decking area and lawn. Slabbed paths on both sides

Garage

11'6" x 20'2"

The garage houses the boiler and electrics. Electrically operated door. Window to the side elevation. Door to rear garden. Door to house.

Travel Directions

From our office head west to the Quayhead, turn right up Cardiff Street and then second right on to Golf Road continue pass the farmhouse on the left and No. 8 (Plot 32) is the second house on the right hand side.

Sellers name:

Mr J Allan

Price :

£279000 o/o

Entry :

By arrangement



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