



**Cumbræ Property**  
ESTATE AGENTS  
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**VILLA**  
GOLF ROAD, PENMACHRIE FARM, Millport Isle Of Cumbræ,  
KA28 0HB  
**Offers Over £239,000**

Traditional farmhouse with extensive gardens and views of the Firth of Clyde and Wee Cumbrae, located in elevated position close to Millport Town in the popular seaside town of Millport on the Island of Cumbrae. This rarely available family home carries generous accommodation comprising entrance vestibule, hallway, large lounge on open plan to country style kitchen with dining area (presently housing a dining table seating 10), utility room, four bedrooms, with master ensuite, family bathroom, rear porch, adjoining outhouse, extensive garden grounds and double garage. Almost fully double glazed. Oil fired central heating

The seaside town of Millport is just a 10 minute ferry journey from Largs and offers a variety of local services including Primary School, new Health Centre , Library, golf course, bowling green and award winning blue flag beach. Glasgow is around an hour away and there are regular public transport connections available from Largs to Glasgow, Ayr, Paisley and the West of Scotland.



### ENTRANCE

Through quality half double glazed storm door to vestibule.

### VESTIBULE

9'4" x 5'10"

Stairs leading to upper accommodation, single radiator, power point, small in-set wall cupboard housing electrics. Access to main L shaped hallway.

### HALLWAY

Single glazed window to rear, small storage cupboard with shelves & hanging rail, power points, double radiator, wooden laminate flooring, doors leading to lower accommodation & stairway to upper accommodation.

### LOUNGE/KITCHEN

29'7 x 15'8"

Open style living in this capacious room offering lounge/kitchen/dining. Integrated spotlights, hatch leading to loft area, laminated flooring. French doors leading to courtyard, 2 double radiators, half glazed door leading to study/porch.

### KITCHEN/DINING

2 double glazed windows. Fully fitted kitchen with floor and wall mounted grooved units. Appliances comprise gas hob with stainless steel extractor hood, integrated stainless steel electric oven, dishwasher, fridge/freezer, stainless steel sink with vegetable drainer, mixer taps, half glazed door leading to utility room. Bright dining area presently carries traditional dining table seating 10.

### UTILITY ROOM

11'1 x 6'9" at widest

Cupboard with shelving (louvre doors) & further cupboard housing central heating controls, stainless steel sink with drainer & inter taps, single glazed- window to courtyard, plumbed for

automatic washing machine, vinyl flooring, door leading to rear porch.

### REAR PORCH

11'1" x 6'9"

Single glazed glass paneled door leading to courtyard. 2 windows overlooking courtyard, further door leading to outbuilding.

### MAIN STAIRWAY

Single radiator, leading to upper accommodation.

### UPPER HALLWAY

Large storage cupboard with shelving, hatch leading to loft area

### MASTER BEDROOM

17'2" x 15'

Integrated spots & coving, 2 double glazed windows with sea views to Wee Cumbrae, double radiator, power points.

### EN-SUITE

9'2" x 4'10"

Plain ceiling with coving, 3 piece suite (white), over bath electric shower with shower screen, 3/4 tiled around bath, full size mirror, single radiator, vanity unit with shelving, over wash hand basin mirror and integrated spotlights, tiled splash back, tiled flooring.

### BEDROOM 1

12'6" x 11'6"

Coving, double glazed window to front with views, double radiator, ample power points, telephone point.

### BEDROOM 2

15'2" x 9'1"

Coving, double glazed window to front with views, shelved cupboard under the window, single radiator, ample power points.

### BEDROOM 3

15'1" x 6'7"

Integrated spots & coving, double glazed window



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GSPC Reference 140917



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to front with sea views to Wee Cumbrae, shelving, single radiator, ample power points.

#### **FAMILY BATHROOM**

Suspended ceiling, shower cabinet, extractor fan, chrome towel rail/radiator, 2 piece suite (white), wash hand basin enclosed in a vanity unit, over sink mirror with shaving light & glass shelving, fully tiled walls with tiled flooring.

#### **OUTBUILDINGS**

Outbuilding attached main house. Double Garage with roller shutters. Extensive fully enclosed raised gardens to the rear. Walled shrubbed border at front with chipped and grassed area.

#### **Travel Directions**

From our office head west towards Quayhead , turn right up Cardiff Street and take second on right on to Golf Road continue to the end of the new development site and there is a small road to the right giving shared access to Penmachrie.



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