



**Robert F Duff & Co**  
*Solicitors and Estate Agents*

**FIRST FLOOR FLAT**  
2 Clyde Street, Millport, Isle of Cumbrae, KA28 0EP  
**Offers Over £78,000**

**Opportunity to acquire an attractive flat ideally suited for the first time buyer/rental market/second home. The property, located at the Quayhead in the heart of Millport's Town Square on the Island of Cumbrae offers large lounge with ample space for dining, fitted galley kitchenette, double bedroom with windows, side and rear, and boxroom off the bedroom, newly fitted bathroom., shared entrance porch and access hall. The property benefits from double glazing and good storage. There is a communal drying green and paved courtyard and a private outbuilding and separate bin store.**



### External stairs leading to entrance Porch

7'10" x 6'2"

Bright entrance with windows on two sides. Tongue and grooved walls. Tiled floor. Door to first and top floor apartments.

### Communal entrance hallway

11'2" x 5'7"

Walk in cupboard, exclusive to the first floor. Door to first floor. Open tread stairway to Top Flat. Carpet.

### FIRST FLOOR FLAT

#### Hall

4'5" x 5'11"

Accesses all rooms. Smoke alarm Carpet.

#### Lounge

16' 11" x 11' 2"

Spacious living room with two double glazed windows offering views to the Pier and Quayhead. Ample space for dining table and chairs. Attractive wall mounted coal effect fire. Shelved alcove. Electric heater.

#### Kitchenette

The galley kitchen is partitioned off to the left of the lounge. Double glazed window looking out to the courtyard and also borrowed light from three small windows on the partition. The beech effect floor and wall units, tiled splash back, hob, oven and hood and washing machine.

#### Bedroom

9'3" x 15'1"

2 Double glazed windows, one to the front and one to the rear. Meter cupboard. Carpet. Harbour/seaviews.

#### Boxroom

7'8" x 5'10"

Situated off the main bedroom with double glazed window to the back courtyard. Presently housing large bunk beds but would be ideally suited as a study/computer room or dressing room. Carpet.

#### Gardens

There is a communal drying green and paved courtyard. A private outbuilding and separate bin store . Parking close by at the Quayhead.

#### Seller

Mr & Mrs T Miller

#### Price

o/o £78,000

#### Travel Directions

From the Ferry Slip head into town to the Quayhead, No. 2 Clyde Street is located on the righthand side behind the Minstrel's Restaurant.



#### DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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