

Second floor flat, 26 Guildford Street, Millport KA28 0AB, Isle of Cumbrae

Price: Offers Over £ 82,500

Competitively priced spacious, second floor flat in traditional building on Millport Town Centre seafront offers superb sea, beach and Town views from both the lounge and bedroom. Accommodation comprises large hall, spacious bay windowed lounge, double bedroom, good sized fitted dining kitchen with raised recessed sleeping area, fully tiled shower room with electric shower. The property benefits from full triple glazing, central heating, high ceilings, solid wooden flooring, coving, loft insulation, back guttering and a renewed chimney head a few years ago which would enable the fireplace in the lounge to be utilized for wood burner or solid fuel fire, should the new owner choose to reopen the fireplace. EER Band D. Council Tax Band A.

The seaside town of Millport is just a 10-minute ferry journey from Largs and offers a variety of local services including Primary School, Health Centre, Cottage Hospital, 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.

Hall **8' 9" x 8' 3"**

Access to all apartments. Radiator. Solid wooden flooring. Electrics. Coving. Extremely large **walk-in cupboard measuring 7'2" x 5'4"** currently used as a study/box room but can offer storage facility or potential use as a playroom also houses radiator. Solid wooden flooring.

Lounge **11' 7" x 17'7"**

Bright, spacious apartment with large triple glazed bay windows to the front and offering spectacular views of the River, Eileans, across Millport Town and Wee Cumbrae. Has potential to open up fireplace as chimney head has been renewed. Radiator. Double coving and attractive ceiling rose. Solid wooden flooring.

Dining/Kitchen **11' 3" x 14'10"**

Fully fitted kitchen with floor and wall units with marble effect work tops. Rustic style tiled splashback. Stainless steel hood and splashback, 5-burner (Calor) gas hob with electric oven, stainless steel sink. Tabletop fridge, chest freezer, new washing machine. Combi boiler. Triple glazed window to the rear. Radiator. Tiled flooring. Also has a **Recess area measuring 6'x 4'25" with** raised sleeping area with shelving.

Shower room **5' 7" x 6' 4"**

White suite comprising suspended wash-hand basin, w.c. and corner shower cubicle with multi-function shower. Chrome ladder heated towel rail. Recessed spot lighting. Extractor. Fully tiled walls and floor.

Bedroom 7' 8" x 16'07"

Double bedroom with triple glazed window overlooking the seafront with panoramic sea views. Radiator. Solid wood flooring.

Garden & Outbuildings

Communal drying green and garden to the rear. Outhouse – 2nd in from back door (no door)

Travel Directions

From our office, head east towards the Garrison and No. 26 is past the Premier Store and in between Cumbrae Butcher and Pots and Pets the entrance to the flats upstairs to second floor at top of rear staircase and flat is on right.

Cumbrae Property/Robert F. Duff & Co.Ltd

Estate Agents/Solicitors

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