



**Ground Floor Flat**

**49 Stuart Street, Millport, ISLE OF CUMBRAE, KA28 0AG**  
**Offers Over £75,000**

**MACTAGGART & Co**  
**SOLICITORS AND ESTATE AGENTS**

Telephone us on 01475 674628 or fax 01475 672650  
75 Main Street, Largs KA30 8AJ



# MACTAGGART & Co

## SITUATION

The entry of 49 Stuart Street, Millport onto the property market provides an excellent opportunity for the discerning purchaser to acquire a Ground Floor Apartment in a beach front location. A tremendous amount of time and money have been spent by the present owner to create a truly outstanding home which incorporates many contemporary features such as under floor heating throughout, bespoke lighting and quality fittings to name but a few. Internal inspection is recommended to fully appreciate the quality of accommodation offered for sale.

## MEASUREMENTS

### Entrance Hall

1.70 m x 1.96 m / 5'7" x 6'5"

With tiled floor. Alarm system. Large storage cupboard housing washing machine. Access to floored loft via pull down ladder. Alcove with hanging space. Under floor heating

### Open Plan Lounge/Kitchen/Dining

4.32 m x 5.00 m / 14'2" x 16'5"

With double glazed tilt and turn windows with remote control blinds, facing towards the sea shore. A well planned modern fitted kitchen wall and base units with contrasting work surfaces. Large larder fridge freezer, ceramic hob with over head extractor fan, eyelevel microwave, electric oven and grill. Wine cooler. White 1½ bowl sink and drainer with hose tap. Tiled floor. Smeg gas fire. Fitted shelve space also accommodates T.V. Window seat. Dining and lounge area with wooden flooring. Under floor heating

### Bedroom 1

2.57 m x 3.45 m / 8'5" x 11'4"

With double glazed window facing the rear garden. Fitted wardrobe with sliding doors. Mounted wall T.V. bespoke shelving. Desk area. Wooden flooring. Air conditioning. Under floor heating

### Bathroom

2.67 m x 1.83 m / 8'9" x 6'0"

With double glazed window. Bespoke lighting. White bathroom suite comprising bath with over head shower and separate had held shower and screen. Wash hand basin inset vanity unit with under storage, fixed mirror with lighting and W.C. Fully tiled walls. Chrome heated towel rail. Shaver point. Under floor heating

### Gardens

To the rear of the property there is a communal garden with lawns and flower beds.

There is a large store shed pertaining to the property with light and power.

### Amenities

The property benefits from double glazing, under floor heating and has been insulated above current standards.

Bespoke lighting throughout the property.

Remote control blinds

Fans and vents.

### Extras

Subject to a satisfactory price being obtained, certain moveable items may be included in the sale.

### PRICE

Offers Over £75,000 should be lodged with Mactaggart & Company.

### VIEWING

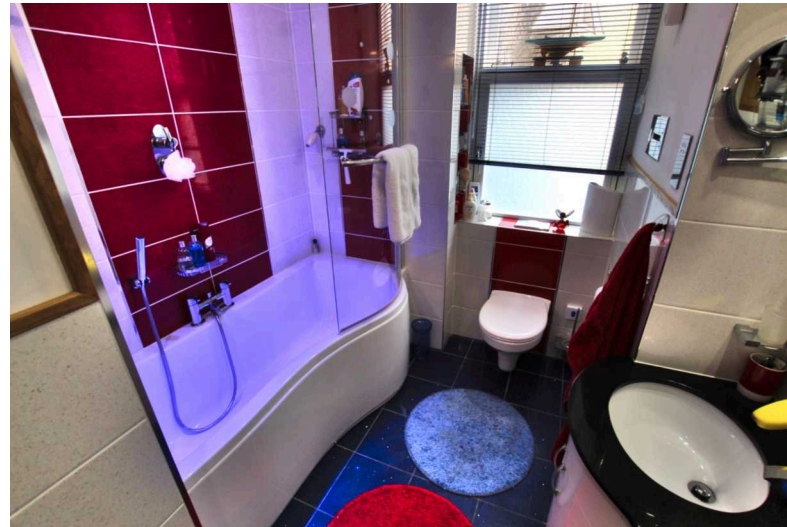
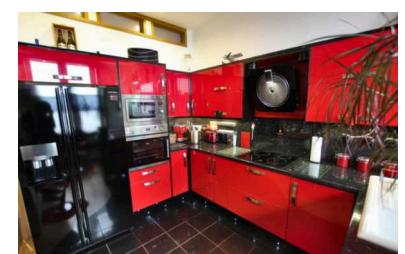
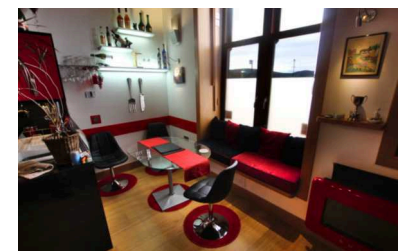
Tel: 01475 674628

### EPC RATING

C

### NOTE:

Further details relating to the property and its legal title (in terms of the Property Misdescriptions Act 1991) can be obtained on application from the selling agents. The above information is believed to be correct but is not guaranteed. The measurements in this schedule were a using a sonic measuring device and their accuracy is not guaranteed.



espc

DISCLAIMER

Ref:  
E408028

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.

# MACTAGGART & Co

## SOLICITORS AND ESTATE AGENTS

Telephone us on 01475 674628 or fax 01475 672650  
75 Main Street, Largs KA30 8AJ