

PROPERTY SCHEDULE

First Floor 2/R
12 Ritchie Street
Millport,
Isle of Cumbrae KA28 0AL

Price:	Offers Over £45,000
Entry:	by Arrangement
EERating:	Band D
Council Tax:	Band A

First floor flat centrally located in second line of Ritchie Street, in the Town Centre, Harbour & Pier of popular seaside town of Millport on the Island of Cumbrae. Tucked away behind 10 Ritchie Street, the newly upgraded flat is accessed via staircase at rear of property and second on left in communal hallway which is well maintained and presented. The property comprises entrance hall with access to living room/kitchen, bedroom and shower room. The flat benefits from double glazing and electric wall-mounted heating in living and bedroom with newly installed flooring in entrance hall, bathroom and bedroom. Communal drying area. Ideal first time buy/holiday home/let/rental.

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, 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.

Entrance

Staircase to rear of property with access to both first and second floor flats. The property is located at end of first floor communal hall to left-hand side. Well maintained communal area.

Hall 6'6" x 2'

Access to all rooms. Elegant tiled flooring. Smoke Alarm.

Living Room/Kitchen 12'7" x 9'5"

Bright living area with small cupboard housing electrics and water heater. Kitchen area comprises integrated unit containing stainless steel sink, two hot plates, with small fridge and integrated microwave. Wall mounted double cupboard above integrated unit. Wall mounted electric timer heating. Double glazed window with westerly view. Carpeted.

Shower Room 5'3" x 4'1"

Comprises corner WC, pedestal wash-hand basin, shower cubicle with electric Triton wall mounted shower. Wall mounted heated towel rail, extractor fan. Elegant tiling on both walls and flooring.

Bedroom 7'1" x 7'8"

Small double bedroom with double glazed window looking out on to rooftops of front line Ritchie Street. Electric wall heater. Elegant tiled flooring.

Exterior communal area

On the left at the access pathway is a small communal decked area. Communal drying 'green' area and storage for bins.

Travel Directions

From our office, head west towards the pier. Ritchie Street lies at the corner of Stuart Street turning up at The Twa Dugs, No. 5 (blue door) is a short distance on the right-hand side with access at the north side of 10 | Ritchie Street via pathway.

Robert F. Duff & Co. Ltd/Cumbræ Property

Solicitors/Estate agents

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