

PROPERTY SCHEDULE

4 Newton Court, Kames Street, Millport, KA28 0AT, Isle of Cumbrae

Price : Offers Over £130,000

Rarely available and sure to appeal, attractive custom-built first floor flat within small modern private development in quiet locale, a short distance from Kames Bay Beach in the popular seaside town of Millport on the Island of Cumbrae. This modern first floor apartment within a detached two storey building offers generously proportioned accommodation comprising hallway, lounge, fitted kitchen, two double bedrooms, 1 ensuite shower room, bathroom with overhead electric shower. The well-maintained property benefits from double glazing, electric hot water central heating, ramped access, private off-street allocated car parking and private garden hut within the communal gardens. Walled bin store.

Council Tax Band C. Energy Rating Band C.

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.

Entrance

Access to the building via a ramped paved area and large wooden & glazed panelled door. Spacious carpeted hallway and landing. Mailbox. Double-glazed door to the rear gives access to the back gardens and drying green.

Hall - L Shaped

12'4" x 9'6" x 3'6"

White solid wooden door to all apartments. Two storage cupboards, one housing boiler (renewed 5 years ago) and one housing electrics. Loft access. Radiator. Coving. Carpet.

Lounge

11'1" x 16' 10"

Large bright front-facing room with double-glazed window. Large radiator. Coving. Carpet.

Kitchen

10'1" x 6'9"

Bright room with double glazed windows on front elevation. Floor and wall mounted cupboards. Integrated appliances including oven, hob and hood, washing machine and fridge freezer, one and a half stainless steel sink unit. Tiled splashback. Radiator. Coving. Laminate flooring.

Bedroom 1 **9'6" x 11'6"**

Large double bedroom with double glazed window to the rear offering hillside views. Inbuilt wardrobe. Radiator. Coving. Carpet. Leading to:

Ensuite **4'9" x 6'6"**

Fully tiled ensuite shower room. White pedestal wash hand basin and WC.

Shower cubicle with electric shower. Glass shower screen. Radiator. Small double-glazed window on side elevation. (Note the window lock is faulty). Vinyl flooring.

Bedroom 2 **8'10" x 8'8"**

Double glazed window to the rear with hillside views. Inbuilt double wardrobe. Radiator. Coving. Carpet.

Bathroom **6'4" x 6'2"**

Good sized fully tiled bathroom comprising white three-piece suite including bath with overhead electric shower. Glass shower screen. Radiator. Coving. Extractor. Vinyl flooring.

Gardens & Outside Areas

Open courtyard entrance with attractive mature shrubbery, private off-street allocated parking. Communal garden (right-hand side) at rear with side access. The drying area has two rotary driers. Private garden hut, front facing on the righthand side grounds. Communal bin store area.

Travel Directions

From our office head east towards Kames Bay. At the end of Kelburn Street, before Kames Bay, turn off onto Ferry Road and take immediate first road on the left. At the junction with Kames Street/Barend Street turn immediate first right into Newton Court - private open courtyard and car park and No. 4 lies within the block on the left-hand side.

Cumbræ Property/Robert F. Duff & Co. Ltd

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