



3 CUMBRAE DRIVE, ISLE OF CUMBRAE, KA28

3 BED 1 BATH 2 PUBLIC

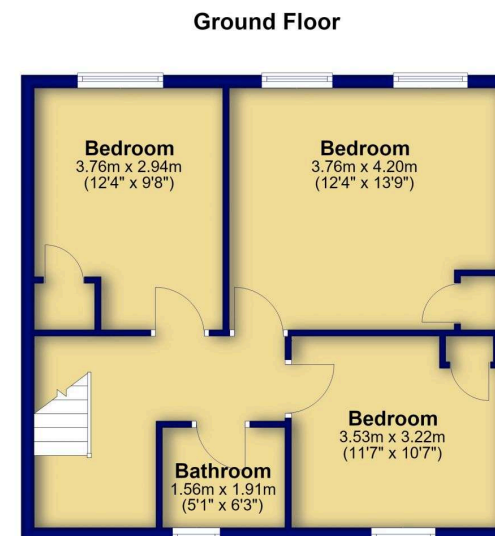
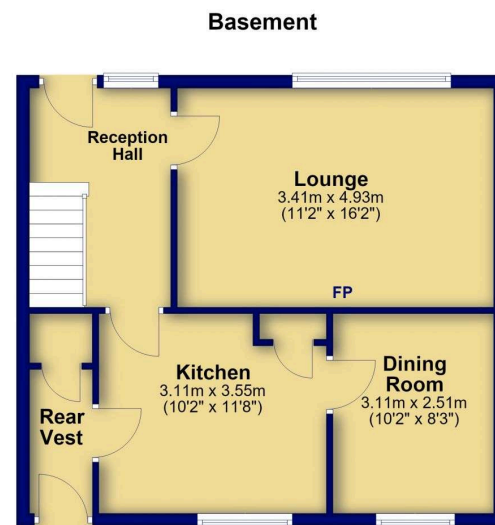
Situated within a quiet cul-de-sac setting, this traditionally built semi detached villa at 3 Cumbrae Drive enjoys a pleasant residential position within the popular seaside town of Millport on the Isle of Cumbrae. The property has been owned by the same family for a large number of years and has been maintained in good internal and external order throughout. The accommodation is well proportioned and extends to three bedrooms, two public rooms, kitchen and bathroom, making this an appealing family home.

The Isle of Cumbrae is Scotland's most accessible island, situated in the Firth of Clyde and reached by a short ferry journey from Largs. Known for its relaxed island lifestyle, attractive coastal scenery and stunning views across the Firth of Clyde towards the surrounding islands and Ayrshire coast, Cumbrae is a popular destination for both permanent residents and visitors. Millport, the island's principal settlement, is renowned for its attractive Victorian seafront, sandy beaches, promenade and distinctive coastal setting. The town provides a range of local amenities including shops, cafés, restaurants and community facilities, while the island itself offers excellent opportunities for walking, cycling, sailing and other outdoor pursuits.

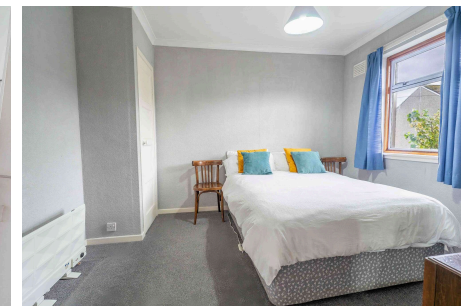
In more detail the property is entered via a reception hallway which provides access to the front facing lounge, where a fireplace provides an attractive focal point. The lounge has doorway access to a rear facing dining room. A doorway leads from the dining room into the kitchen, which is fitted with a range of wall and base mounted units together with a free standing washing machine, cooker and fridge freezer, which may be included in the sale. The kitchen has doorway access to a rear hallway, incorporating a useful storage cupboard and providing direct access to the rear gardens. On the upper landing there are three well proportioned bedrooms, all benefitting from built in storage, together with a bathroom fitted with a three piece suite comprising WC, wash hand basin and bath with over bath thermostatic shower.

Externally, the property benefits from front and rear gardens together with driveway parking to the side, leading to a detached timber garage. The gardens are laid predominantly to lawn and provide useful outdoor space. The rear garden further benefits from a timber shed and greenhouse, both of which are included within the sale. Overall, this is a well maintained and traditionally proportioned family home occupying a particularly pleasant position within a quiet residential setting in Millport.

ENERGY RATING: F
COUNCIL TAX: A



Total area: approx. 99.1 sq. metres (1067.1 sq. feet)
3 Cumbrae Drive, Millport



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 a guarantee. 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 mains 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.

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.



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