Attic Flat

2 Windsor Terrace (5E West Bay Road), Millport, Isle of Cumbrae, KA28 0EZ

Offers Around £63,000
Excellent sea views to the front and open hillside views from the rear of this well presented and maintained attic flat in traditional grey sandstone tenement situated in the much sought after area of West Bay, Millport on the Island of Cumbrae. This attractive, bright and deceptively spacious property comprises hall, lounge and double bedroom both offering excellent views across West Bay to Wee Cumbrae and to the left towards Marine Parade, good sized dining kitchen with “snug area” within the recess, bathroom with overhead electric shower. The property benefits from superb sea views to the front and open hillside views from the rear; quality double glazing with hardwood surrounds; white meter heating and well laid out and maintained communal garden grounds to the front and rear together with a small private mid section of garden at the rear; Private shed and coal cellar (3rd right) and shared washhouse. The property has been upgraded and would form an excellent home for the first time buyer, holiday owner or buy to let. Viewing is highly recommended to appreciate the quality of property on offer.

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, 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**
13’ 7” x 4’ 0”

**Livingroom**
12’ 0” x 14’ 4”

**Dining Kitchen/Snug**
13’ 7” x 16’ 11”
Well laid out room incorporating open plan living/kitchen/dining. Kitchen area offers white base cupboards, stainless steel sink, hob, oven and hood, washing machine and undercounter fridge and freezer. Ample space for dining table and chairs. Comfortable “snug” area within a recess with space for sofa bed. Flooring in mixture of lino and carpet. Radiator. There are two double glazed windows on the rear elevation affording an open farmland outlook

**Bedroom**
8’ 10” x 11’ 7”
Double bedroom with double glazed window on the front elevation with River and West Bay views. Carpet. Wall heater.

**Bathroom**
7’ 2” x 4’ 0”

**Gardens**
There are large, mature well maintained communal gardens to the front and rear of the property with a small private mid section of garden area in the top mid section of the rear garden. Coal cellar. Shared washhouse.

**Seller**
Mr & Mrs R Milton

**EER**
Band E

**Travel Directions**
From our office head west towards the pier. Follow the main road right up Cardiff Street and then bear left into West Bay Road. 2 Windsor Terrace is then located a couple of hundred yards further on, on the right hand side. The flat for sale is the righthand side at the top of the stairs

**Entry**
By arrangement

**Cumbrae Property**
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Estate Agents
01475 531 177

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