



House - Terraced

14 Cumbrae Drive, Isle of Cumbrae, KA28 0BU
Offers Over £169,000

MACTAGGART & Co
SOLICITORS AND ESTATE AGENTS

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



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SITUATION

Located in a quiet cul de sac position in this established development of traditional homes well placed for ease of access to the centre of Millport and promenade, 14 Cumbrae Drive is an outstanding terraced villa which has undergone a comprehensive programme of upgrade and improvement to make it a stunning home presented to the market in truly walk in condition. The accommodation on offer comprises reception hallway, wet room, lounge, dining kitchen, three double bedrooms, floored and lined loft and four piece bathroom.

The property has monobloc driveway parking and generous rear gardens with a well maintained shed, artificial lawn and separate studio/home office with plumbing and electricity. In more detail the accommodation on offer comprises a reception hallway with access to a wet room with three piece suite to include WC, wash hand basin and shower area with thermostatic shower and rainfall head there is also under floor heating.

The lounge is a bright spacious front facing apartment with a set of French doors opening to a modern full width dining sized kitchen fitted with a range of wall and base units with integrated dish washer, freestanding range cooker and American style fridge freezer which may be included in the sale. On the upper landing there are three double bedrooms one with built in wardrobe storage.

The family bathroom is located on the upper landing and is fitted with a four piece suite to include WC, wash hand basin, bath and larger style walk-in shower cubicle with thermostatic shower and rainfall head.

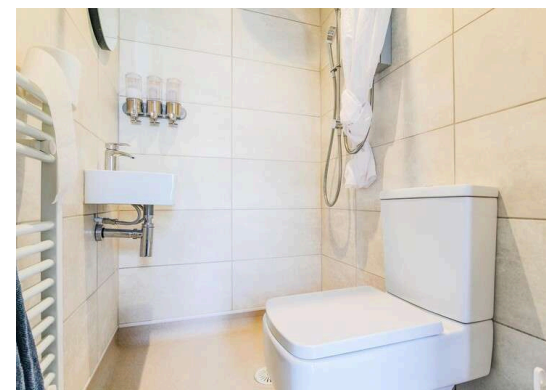
The floored and lined loft spans the full width of the house and is accessed via a ramsay ladder from the upper hall. In addition to the above the property has double glazing, oil fired central heating with Hive control system, plumbed utility cupboard and monobloc driveway parking to the front of the property suitable for two vehicles. The enclosed rear gardens are of excellent size with a favoured southerly aspect and feature an area of artificial lawn, paved pathway and monobloc terrace. There is a recently constructed garden shed and studio/home office with electricity, plumbed WC and sink which are included in the sale.

ROOM DIMENSIONS

Lounge	4.80 m x 3.43 m / 15'9" x 11'3"
Bedroom 1	4.14 m x 3.07 m / 13'7" x 10'1"
Bedroom 2	2.90 m x 3.71 m / 9'6" x 12'2"
Bedroom 3	3.15 m x 3.40 m / 10'4" x 11'2"
Bathroom	2.77 m x 1.75 m / 9'1" x 5'9"
Utility	2.90 m x 1.12 m / 9'6" x 3'8"
Loft	7.24 m x 3.51 m / 23'9" x 11'6"

BURDENS

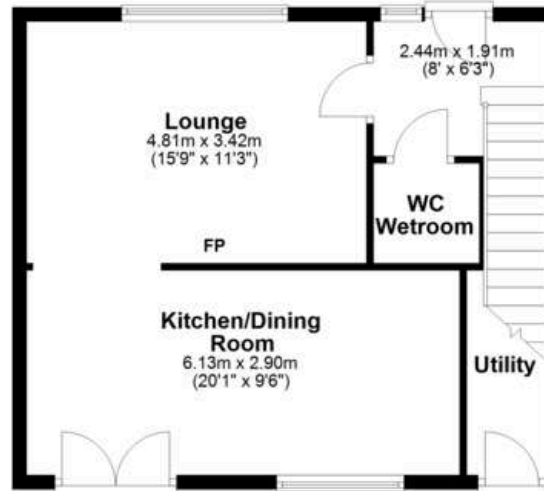
The property is in Band A of the Council Tax.



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Ground Floor

Approx. 47.2 sq. metres (507.9 sq. feet)



First Floor

Approx. 45.8 sq. metres (493.2 sq. feet)



Second Floor

Approx. 25.0 sq. metres (268.8 sq. feet)



Total area: approx. 118.0 sq. metres (1269.9 sq. feet)

PRICE

Offers Over £169,000 should be lodged with Mactaggart & Company.

VIEWING

Tel: 01475 674628.

EPC RATING

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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 taken using a sonic measuring device and their accuracy is not guaranteed.

espc

Ref:
E476403

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 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.

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