



**Upper Left 12 Marine Parade**  
Millport, Isle Of Cumbrae, KA28 0ED

Offers over £160,000



**Upper Left 12 Marine  
Millport, Isle Of Cumbrae, KA28  
OED**

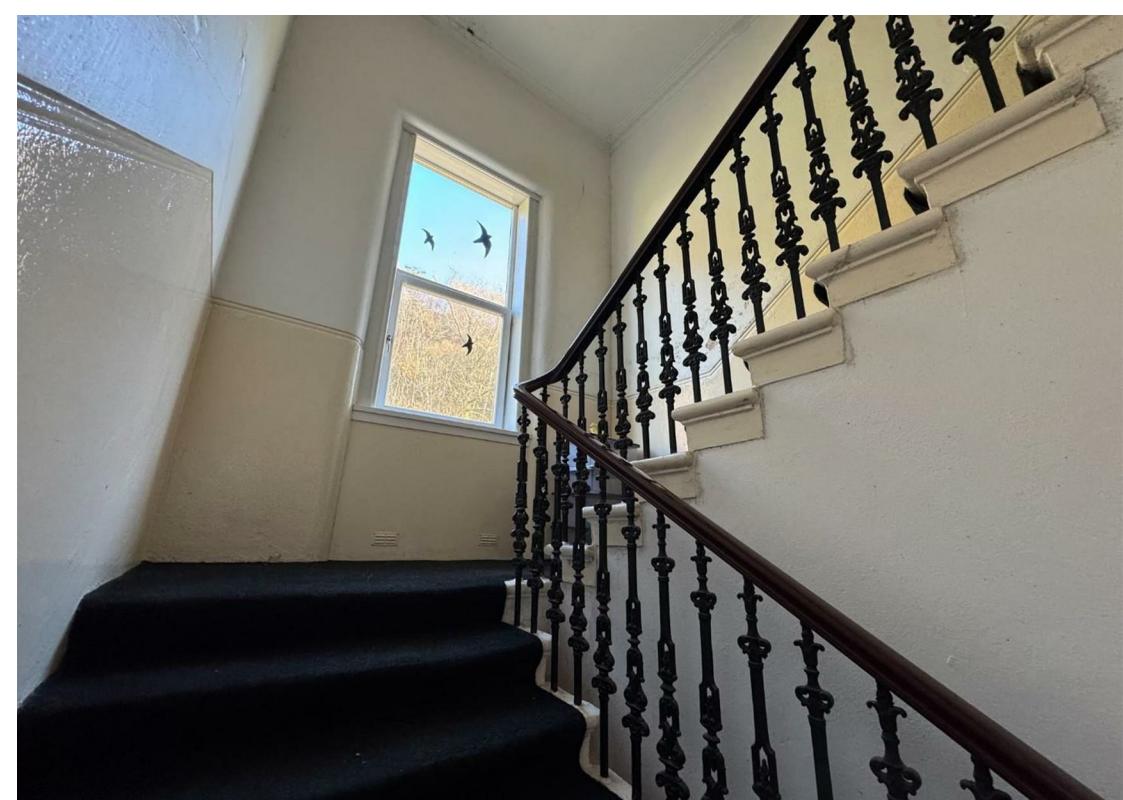
Lefthand Upper Quarter Villa Flat,  
"Ashfield", 12 Marine Parade, Millport,  
Isle of Cumbrae, KA28 OED

Price: Offers Over £160,000

Seldom available upper quarter villa flat within a two-storey semi-detached stone-built property situated in a quiet location at the beginning of Marine Parade within sight of Kames Bay Beach, Millport, on the Isle of Cumbrae. Accommodation comprises entrance porch, dining hallway, generous bay windowed lounge with sea views, two double bedrooms, kitchen and shower room. The lounge offers sea views down to Kames Bay Beach, the tip of Arran and to Wee Cumbrae and open outlooks across Ninian Park and the hills beyond. The property has double-glazing, private rear garden areas with cellar storage and paved patio area. There is also a communal drying area. Property of this type and location rarely come to the market and viewing is recommended. Furthermore, there is potential to develop into the loft space (subject to planning etc) : Planning Permission was granted a few years ago to open up into the loft space and create further accommodation. To this end, a bespoke staircase was commissioned by previous owner and is situated on the bedroom floor in readiness to be utilized should the new owner choose to develop up into the roof space. EE Rating Band E. Council Tax Band D.

**Entrance Porch**

4'11" x 4'8" (1.50m x 1.42m)





**Hallway/Dining**  
12'8" x 17'0" (at widest) (3.86m x 5.18m (at widest))

**Shower Room**  
5'4" x 7'1! (1.63m x 2.16m!)

**Lounge**  
18'9" x 13'9" (5.72m x 4.19m)

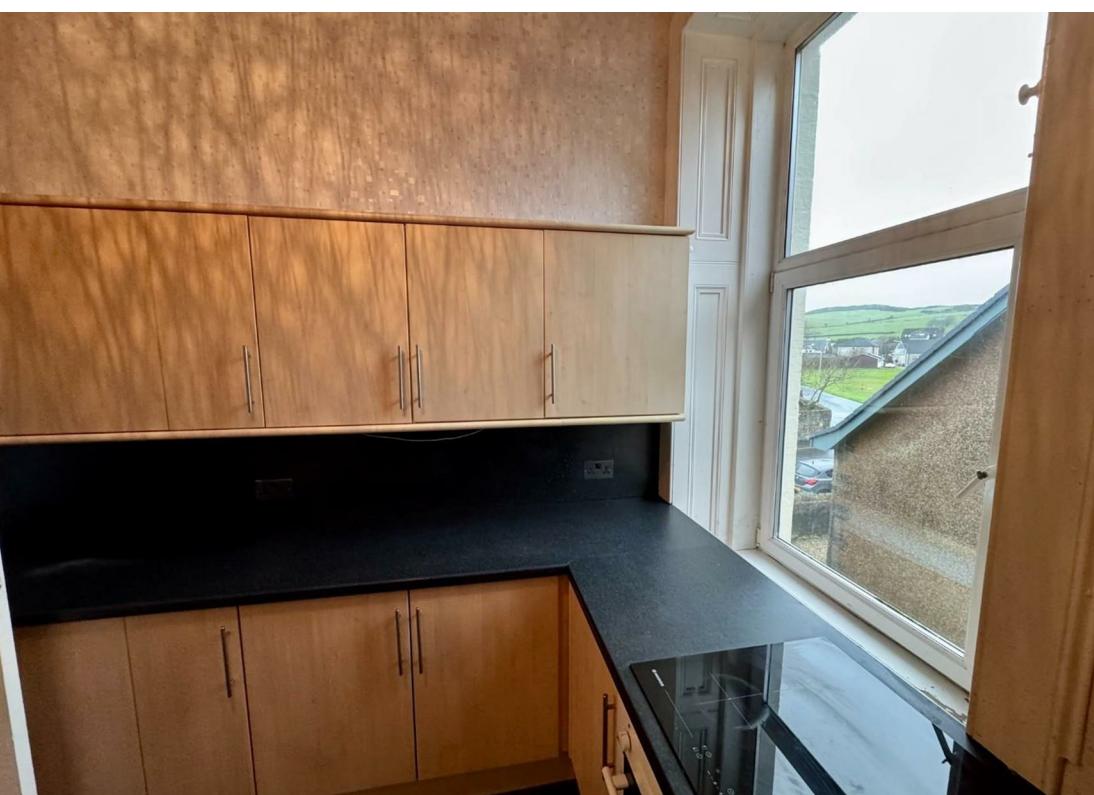
**Bedroom 1**  
11'0" x 13'8" (3.35m x 4.17m)

**Bedroom 2**  
8'5" x 15'2" (2.57m x 4.62m)

**Kitchen**  
9'8" x 9'6" (2.95m x 2.90m)

**Attic**  
17'5" x 21'2 (5.31m x 6.45m)

**Gardens & Outbuildings**



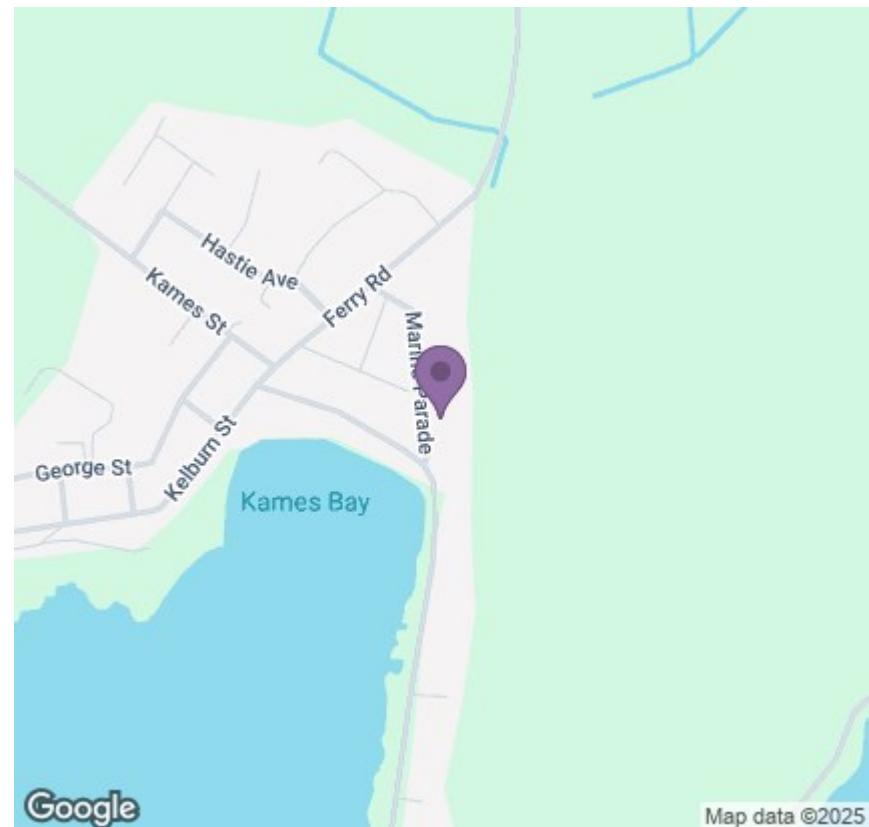
## Floor Plan



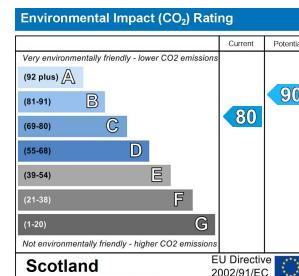
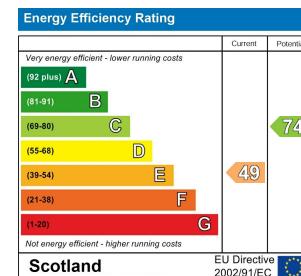
## Viewing

Please contact our Largs Office Office on 01475673663 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.