



25 KELBURN STREET, ISLE OF CUMBRAE

 1 BED  1 BATH  1 PUBLIC

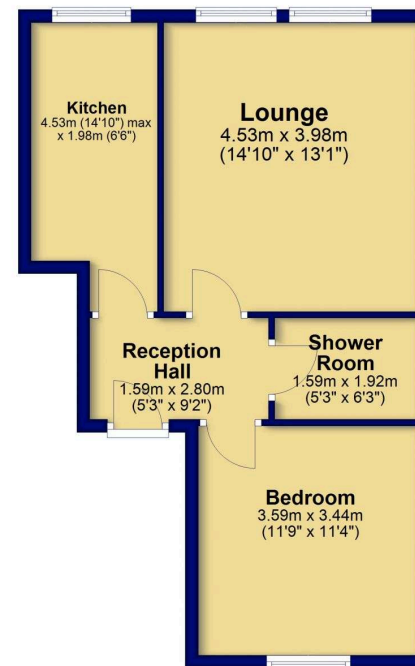
Located on the first floor of a traditional tenement in the heart of Millport, 25 Kelburn Street is a well presented apartment enjoying lovely open aspects with excellent views over Kames Bay from both the lounge and kitchen. The property is presented in good internal order and offers an ideal coastal home or holiday retreat. Millport, located on the Isle of Cumbrae, is a charming and much loved seaside town renowned for its relaxed pace of life, scenic shoreline, and range of local amenities including shops, cafés, and leisure facilities. The island itself is easily accessible via a short ferry crossing from Largs and is popular for cycling, sailing, and outdoor pursuits. The accommodation on offer comprises a lounge, kitchen, double bedroom and shower room. The property further benefits from electric heating and double glazing.

In more detail, the accommodation is entered via a communal entrance hallway with stairway access to the apartment. A reception hall provides access to a bright front facing lounge featuring a fireplace and enjoying excellent views over Kames Bay. The kitchen is fitted with a range of wall and base units with integrated appliances to include a ceramic hob and oven. The washing machine and fridge freezer maybe included in the sale. The kitchen also benefits from attractive views over the bay. The double bedroom is rear facing, offering a quiet outlook, while the shower room is fitted with a three piece suite comprising WC, wash hand basin and walk in shower cubicle with electric shower. Externally, there are neatly maintained communal gardens to the rear.

ENERGY RATING: D

COUNCIL TAX: A

### First Floor



Total area: approx. 48.1 sq. metres (517.8 sq. feet)

**25 Kelburn Street, 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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