



4 CRAIG-EN-ROS ROAD, ISLE OF CUMBRAE,

🛏 3 BED 🚿 1 BATH 🚻 2 PUBLIC

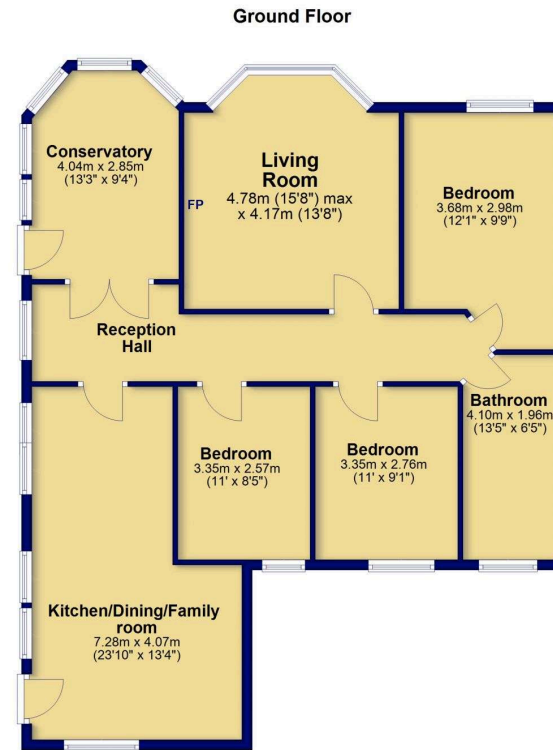
4 Craig en Ros Road is a rarely available ground floor conversion within a well maintained traditional detached villa occupying an elevated position in the popular island town of Millport. The property enjoys excellent views over Newtown Bay, Kames Bay, Millport Bay and the Firth of Clyde towards mainland in the east, whilst being conveniently placed for access to the seafront, town centre amenities and ferry links. Presented in excellent internal condition, the accommodation on offer comprises a spacious living room, dining kitchen, conservatory, three double bedrooms and bathroom. There are private gardens together with a communal drying green and a driveway to the rear of the property shared with the apartment above.

In more detail the property is entered from the side of the main building where a dining size kitchen provides access to an inner reception hall. A set of French doors opens to the conservatory which has panoramic garden and water views. The dining kitchen/family room extending to nearly twenty four feet in length is fitted with a range of wall and base mounted units incorporating an integrated oven, microwave, ceramic hob and extractor. The freestanding dishwasher, washing machine and fridge freezer may be included in the sale. The spacious living room features a walk in bay window and a living flame Calor gas fire forming an attractive focal point in the room. There are three double bedrooms, one front facing and two rear facing. The front facing bedroom has water views. The bathroom is fitted with a five piece suite comprising WC, twin wash hand basins, walk in shower cubicle and bath.

In addition to the above, the property benefits from double glazing and electric heating, with the lounge fire fuelled by Calor gas. There are level lawned gardens with a private section pertaining to the property together with a communal drying green to the side. A driveway to the rear of the building provides off street parking.

ENERGY RATING: F

COUNCIL TAX: D



Total area: approx. 104.7 sq. metres (1127.0 sq. feet)  
4 Craig En Ros Road, 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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