



**Top Floor Flat 2/2 1 Kelburn Street**  
Kames Bay, Millport, KA28 0DN

**Offers over £72,000**

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Top Floor Flat 2/2, Trohork, 1 Kelburn Street, Millport KA28 0DT, Isle of Cumbrae

Price: Offers Over £72,000

Competitively priced bright attractive flat within a well maintained detached character three storey building offering stunning and extensive sea views over Kames Bay Beach, this modernised top floor flat forms an ideal holiday home/holiday let/buy to let options. The flat comprises entrance hall, bright lounge with large, double-glazed bay window overlooking Kames Bay, small double bedroom with arch window to seafront, contemporary shower room, generous modern fitted dining kitchen area with views over the rear garden and hills. The property benefits from double glazing, neutral décor, attractive, well maintained communal rear gardens and washhouse. Viewing is highly recommended.

EPC Rating: Band E Council Tax: Band A.

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, Cottage Hospital, Library, golf course, bowling green 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.

### Hallway

6'09" x 5'41" (1.83m'2.74m" x 1.52m'12.50m" )





**Lounge**  
12'66" x 9'42" (3.66m'20.12m" x 2.74m'12.80m" )

**Bedroom**  
10'95" x 6'63" (3.05m x 1.83m)

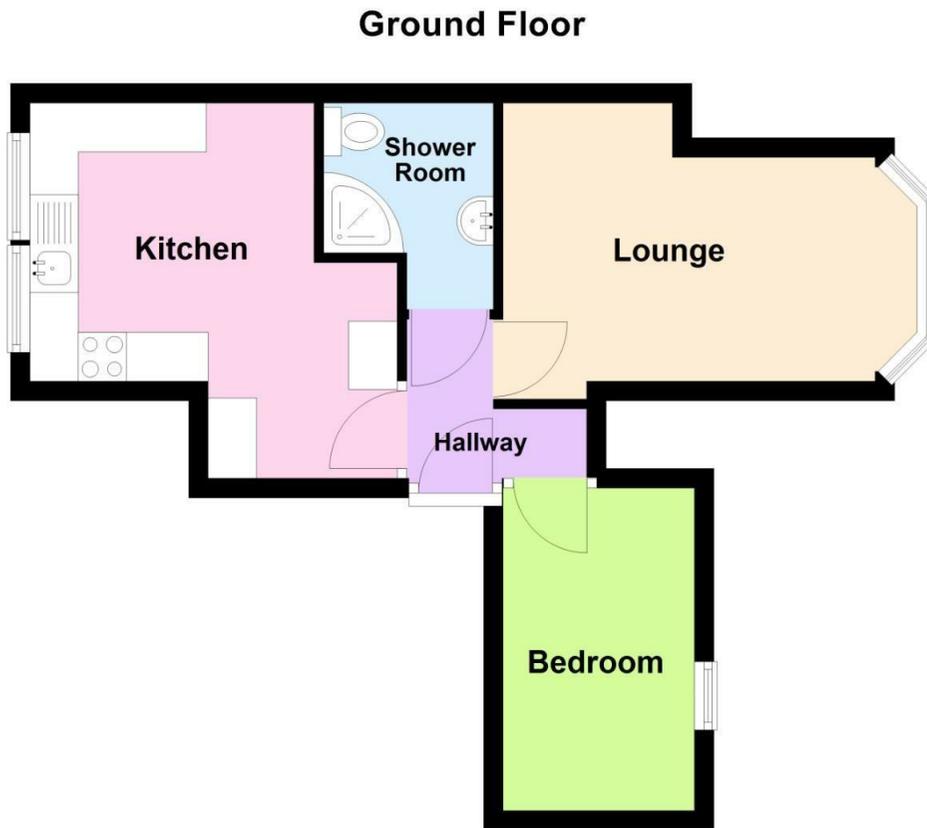
**Kitchen/Dining**  
12'54" x 12'72" (3.66m x 3.66m)

**Shower Room**  
5'84" x 5'41" (1.52m x 1.52m)

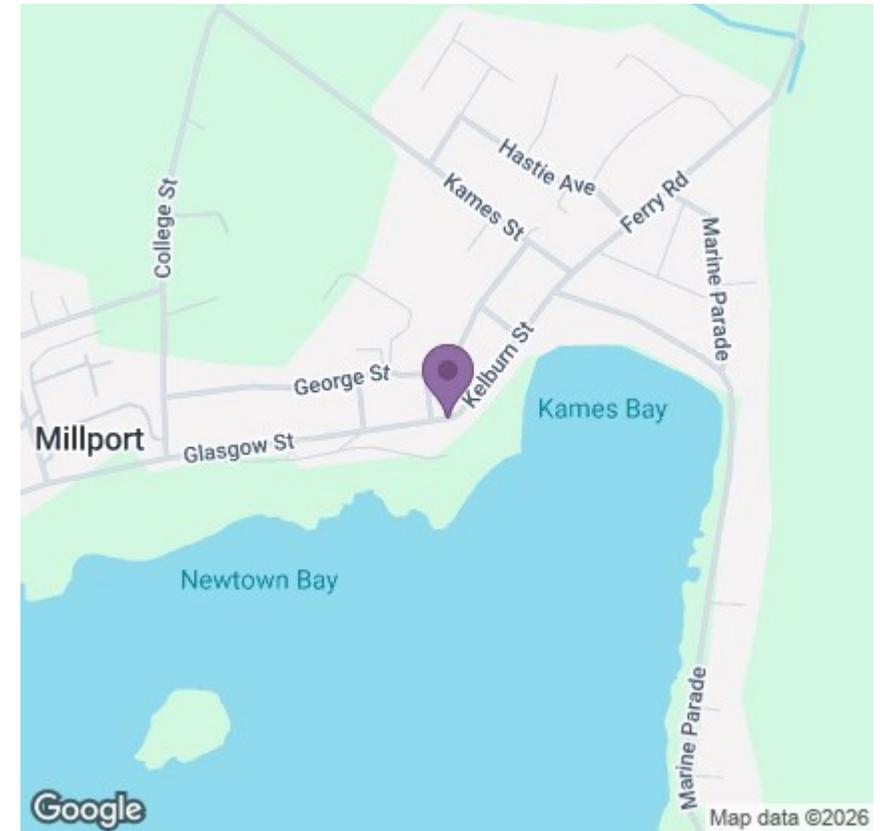
**Gardens and Outbuildings**



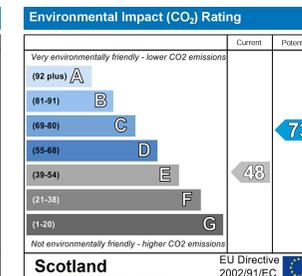
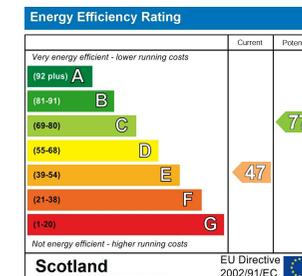
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

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

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