



FOR SALE



**Fintry & Balloch, 2 x semi-detached Holiday Lodges Ninian St,
Kenny Burn Mill, 1/2 of Cumbernauld North Ayrshire KA22
Offers over £185,000**



**Robert Duff
ESTATE AGENTS**

- Holiday Rental Business
- Potential for Development
- Minutes from Kames Bay Beach
- 2 x 2 Bedroom Refurbished Fully Equipped Lodges with Decking
- Mature bounded garden ground
- Off Street Parking
- Viewing Recommended

TWO X TWO BEDROOM SEMI DETACHED LODGES WITHIN LARGE ENCLOSED GROUNDS (MILLPORT HOLIDAY LODGES) offer holiday homes or letting/rental investment opportunity/development potential on the Magical Isle of Cumbrae. The site covering approximately 70 square metres is situated in a quiet locale across from Ninian Park and minutes away from Kames Bay Beach,

Millport Holiday Lodges first opened in 2000 and was run as a successful holiday business over the years, attracting regular visitors. Using eco-friendly traditional pine wood design and build, the current owner created two comfortable two bed lodges – Balloch Lodge and Fintry Lodge.

Both amply equipped lodges were refurbished last year with new kitchens, bathrooms, upgraded flooring and new pressurised water heaters; they further benefit from each having outside decking, tables and chairs. The generous garden areas can be used for family use and ample parking is available at the entrance to the grounds. Within the plot, there is a large brick built shed offering excellent storage.



Directions

From the ferry slip turn left along the coast road taking you into Town on to Marine Parade. At the road's curve approaching Kames Bay, Beach take first right on to the top end of Marine Parade and then left to Ninian Street adjacent to Ninian Park. The Holiday Lodges are set back on the corner into Ninian Street. From our offices in Stuart Street head east out to Kames Bay, round the Bay take a left turn into lower Marine Parade, first left and along Ninian Park. The Holiday Lodges are set back on the corner into Ninian Street.

THE PROPERTY

MILLPORT HOLIDAY LODGES : FINTRY LODGE & BALLOCH LODGE

Ninian Park, 1 Ninian Street, Millport. KA28 0EB, Isle of Cumbrae

Price: Offers In the Region Of £ 185,000

TWO X TWO BEDROOM SEMI DETACHED LODGES WITHIN LARGE ENCLOSED GROUNDS (MILLPORT HOLIDAY LODGES) offer holiday homes or letting/rental investment opportunity with development potential, on the Magical Isle of Cumbrae. The site covering approximately 70 square metres is situated in a quiet locale across from Ninian Park and minutes away from Kames Bay Beach,

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SITUATION

The spacious, quiet site only minutes from Kames Bay Beach offers potential for the development of two additional lodges, subject to all relevant planning etc. (previous planning permission was granted but now lapsed). The grounds are well maintained and ample parking available.

NOTE: Due to other business commitments and Covid, Millport Holiday Lodges has not traded for two years with the exception of honouring a few regular patrons. The Business is therefore ripe for development and improvement without a large outlay. The Isle of Cumbrae and Millport Town is undergoing considerable seafront improvements, due to complete this year, and a Marina in the offing, the holiday rental business is on the increase and this secluded area close to the beach and 10 minutes from the Town Centre is sure to appeal.