



1/R 13, WEST BAY, ISLE OF CUMBRAE, KA28 0EZ



BED



BATH



PUBLIC



13 West Bay, Millport is a deceptively spacious, traditionally built duplex apartment occupying the first and attic levels of this substantial sandstone property. The apartment is presented in excellent internal and external order and enjoys fabulous views over West Bay to the Firth of Clyde and mainland in the east from the lounge, lower bedroom and two bedrooms on the upper floor. The accommodation comprises a spacious lounge, up to four bedrooms, fitted kitchen, bathroom and separate shower room. The property further benefits from electric heating, double glazing, a private area of garden to the rear with a large timber shed, as well as a communal drying green. West Bay is one of the most popular roads within Millport and is located yards from the seafront with the town centre less than a mile away.



In more detail the property is entered from the ground floor where a sweeping stone staircase leads to the main landing. Upon entering, a reception hall with storage cupboard opens to a bright, spacious lounge with walk in bay window and wood-burning stove. The lounge has panoramic views over the West Bay to the Firth of Clyde and mainland in the east. To the rear of the lounge there is spacious kitchen fitted with a range of wall and base mounted units with integrated appliances to include double oven, ceramic hob with extractor, washing machine, fridge freezer and dishwasher. There are up to four bedrooms, one located on the main landing with excellent views and three further bedrooms at attic level. One of these bedrooms could easily form additional living/home office accommodation if required. The property has a separate three piece shower room on the main landing and a three piece bathroom on the upper level.



In addition to the above, the property benefits from double glazing, electric heating, and a private allocated garden to the rear with a large timber shed and deck. There is a spacious communal drying green to the rear of the development.



KEY FEATURES



Duplex Apartment



Fabulous sea views



Excellent internal and external order



Located yards from seafront



Private Garden with a large timber shed and deck



ENERGY RATING: F

COUNCIL TAX: D

GET IN TOUCH

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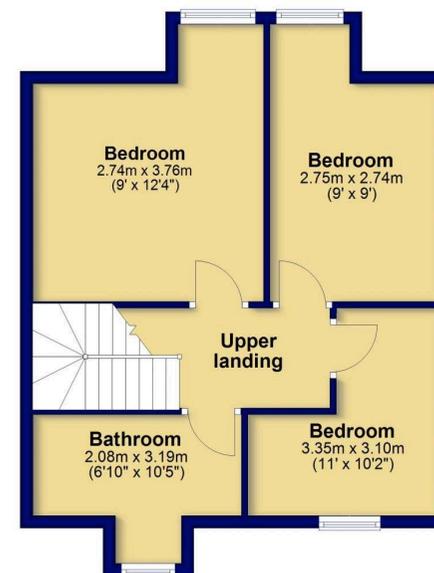
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First Floor



Attic



Total area: approx. 109.4 sq. metres (1177.0 sq. feet)
1R, 13 West Bay, 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.