



Lower Conversion, 16 Ferry Road
Millport, KA28 0DZ

Offers over **£200,000**

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Price: Offers Over £200,000

Rarely available, substantial main door lower conversion within detached red sandstone two storey property located a few minutes' walk from Kames Bay Beach. This exceptionally spacious family home has been tastefully upgraded and refurbished within the last 10 years to include new wiring, plumbing, oil fired heating, with contemporary bathroom and kitchen. The property also benefits from high ceilings, cornicing, double-glazing, solid wooden flooring, and extensive outside space with private garden to the front and shared communal drying green to rear with large storage shed. The deceptively, spacious main door flat offers flexible living comprising front and rear entrance vestibules, large, L-shaped hallway, bright spacious bay windowed lounge, three spacious double bedrooms, high spec family bathroom with large jacuzzi spa bath, double-sized shower unit, with further adjacent toilet facilities along the hallway. Practical kitchen with integrated appliances and utility area at rear back door. Externally the property offers two large areas of front garden, with double gates to side to generous paved area, also accessed from rear driveway, shared with upper flat together with drying green. There is an exterior shed. Viewing is strongly recommended to appreciate the quality and spacious accommodation on offer.

Council Tax: Band B. EER Rating: Band E

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 and award-winning blue flag beach. 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.





Entrance Vestibule
4'3" x 5'5" (1.30m x 1.65m)

Hall (L-Shaped)
24'4" x 5'9" and turn 20'7" x 5'
(7.42m x 1.75m and turn 6.27m x 1.52m)

Lounge
20'2" x 14'7" (6.15m x 4.45m)



Kitchen
9'0" x 9'6" (2.74m x 2.90m)

Master Bedroom
15'3" x 12'4" (4.65m x 3.76m)

Bedroom 2
16'3" x 10'5" (4.95m x 3.18m)

Bedroom 3
15'4" x 13'2" (4.67m x 4.01m)

Family Bathroom
16'9" x 6'6" (5.11m x 1.98m)

Toilet
6'0" x 3'9" (1.83m x 1.14m)

Rear Entrance Vestibule
7'9" x 5'8" (2.36m x 1.73m)

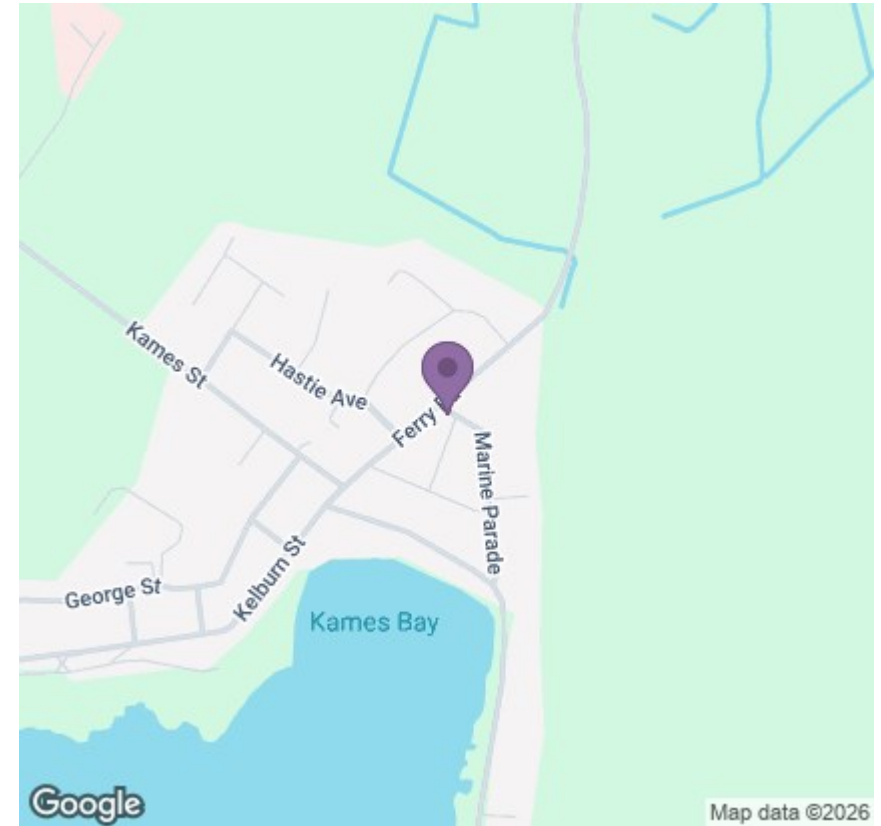
Gardens and Grounds



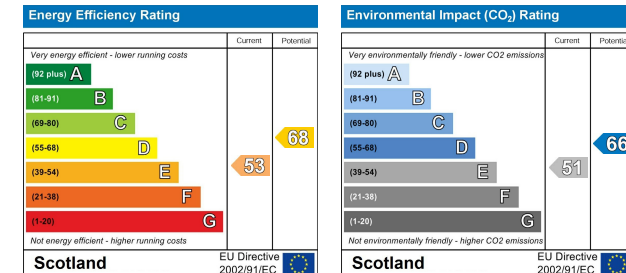
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.