

2 BED COTTAGE

GUIDE PRICE £178,000



Cumrae View Cottage, North Campbell Road,... PA23 7SB

Fantastic sea views

2 Double bedrooms

detached

Gas Central Heating & DG

Council Tax C EPC D

Easy Manageable gardens

Delightfully presented

Close to Primary School

Close to local amenities

Innellan Golf Club & Bowling club close by...



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Entrance Hall - 2.50m x 2.25m

Carpeted, access from the double glazed door which has privacy glass opens into the hall which provide access to the Lounge and kitchen , large hall cupboard below the stairs and the stairs

There is a small window at the top of the stairs which has privacy glass, there is a nice featured deep shelve, also wall space that would make a good gallery, the stairs are also carpeted.

Lounge - 5.15m x 5.25m

Carpeted, Fitted radiator, nice feature glass panel partition just as you enter into the room, there is also a brick affect column adding to the lounge, south facing window which is privacy glass, panelled ceiling which is painted, bay window to the front of the lounge, electric fire which also has wood affect stove and fire place

Kitchen/Dining - 4.10m x 3.50

Ceramic tiled flooring, Fitted Kitchen with matching base unit and wall units with contrasting work tops, Large window to the front of the house and a side window both with double glazing, a stainless steel extractor hood, tiled splash back, the kitchen has space for a washing machine and dryer also space for a large upright fridge the kitchen also has a stainless steel sink with side drain and mixer taps, there is spot lights fitted on the ceiling and French doors top access the Patio area which is a wee sun trap enjoying the sun to the south

Upper Hall - 2.40m x 2.50m

Carpeted, the upstairs hallway has two cupboards, one of which houses the combi boiler and the other cupboard is for storage and again is a good size, with hanging rail and shelving all the way up to the ceiling. There is also loft access from the hall

Loft

Painted wood flooring , Velux® window to the front, beautifully presented and has a radiator, it has access from a well fitted aluminium rinse ladder, there is also a cupboard in the loft for extra storage. Presently presented as bedroom

Bathroom - 2.50m x 1.90m

Access the bathroom from the upper hall, bath with shower over W.C. wash hand basin Window with privacy glass, recessed cupboard with shelving and tiling.

Bedroom - 2.45m x 3.50m

To the left hand side as you come along the hall landing you will find the first bedroom, this bedroom has painted floor boards, beautifully presented, double glazed windows , with wonderful sea views, also this bedroom has a radiator below the window, coving and tastefully decorated.

Bedroom - 3.30m x 3.45m

The second bedroom which is on the south side, has a lovely quirky bay window above the down stairs bay window it has three double glazed windows, painted floor boards, beautifully presented, radiator below the window, lovely bedroom, center light and it also has coving and views again are fantastic.

Garden

This property has its own well kept front garden which is accessed from the front of the house also the garden to the north side is easily managed with a wooden fence between the two properties and the properties next door are in good order as well. The garden also has a lovely porch which is a nice private area.. Garden shed and storage below the exterior stairs

For Further details call or TEXT and to arrange a viewing Call
Marco 07801 711 361 or 01369 708960

Disclaimer

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