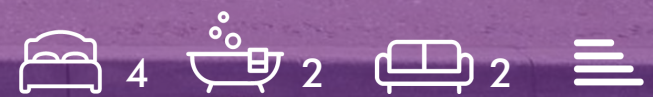




16 Bute Terrace
Millport, KA28 0BA

Offers over £300,000



16 Bute Terrace , Millport, KA28 0BA

"Denrhoda", 16 Bute Terrace, Millport,
KA28 0BA Isle of Cumbrae

Price: Offers Over £300,000

Rarely available substantial main door upper conversion flat within traditional Victorian villa situated in a quiet and sought after locale immediately above Millport Town on the Island of Cumbrae. The property and grounds, offering superb sea views over the Town, The Eileans, Marine Parade and Wee Cumbrae comprise entrance porch, impressive hallway, large triple windowed lounge affording panoramic sea views, dining room (or 5th bedroom), kitchen, bathroom, 4 bedrooms, 1 en suite. The property further benefits from wet electric central heating with recently installed heat source pump, solar panels, 6" insulation to internal gable walls, double glazing, private cellars, and private gardens, common washhouse, bin store and coal shed common footpaths. The property can also be accessed from Howard Street. This impressive property, given its type and location is bound to prove popular and viewing is highly recommended. EPC Band E. Council Tax Band D.

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.

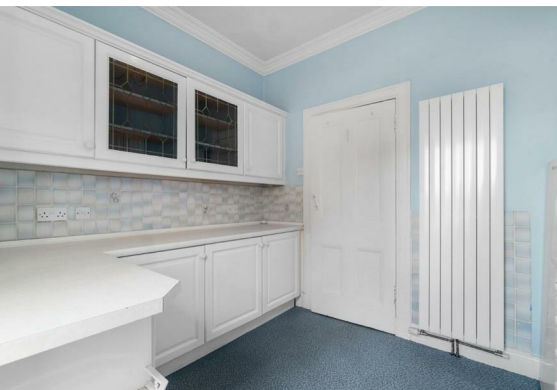




- Porch**
4'7" x 4'6" (1.40m x 1.37m)
- Hallway**
35'3" x 8'4" at widest (10.74m x 2.54m at widest)
- Dining Room (5th Bedroom)**
10'9" x 14'3" (3.28m x 4.34m)



- Bathroom**
4'0" x 9'5" (1.22m x 2.87m)
- Kitchen**
9'1" x 9'9" (2.77m x 2.97m)



- Bedroom 1**
10'2" x 10'5" (excluding fitted wardrobes) (3.10m x 3.18m (excluding fitted wardrobes))
- Bedroom 2**
10'4" x 11'8" (3.15m x 3.56m)
- Master Bedroom 3**
16'8" x 12'1" (5.08m x 3.68m)



- Bedroom 4**
7'11" x 14'3" (2.41m x 4.34m)
- Lounge**
20'9" x 12'12" (6.32m x 3.66m)
- Gardens & Outbuildings**

Floor Plan



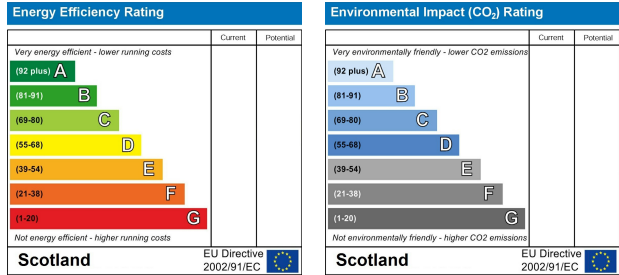
Area Map



Viewing

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

Energy Efficiency Graph



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.