

# 23 Bute Terrace

**Millport, Isle Of Cumbrae, KA28 0BA**

**Offers over £250,000**

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Rarely available on the market, this spacious four bedroom detached bungalow on Bute Terrace with farmland to rear, built with Dorran construction, comprises entrance hallway, double-fronted conservatory, large living room with dining area, newly upgraded kitchen, main shower room, three double bedrooms and master bedroom with ensuite and dressing area and patio doors on to rear garden, separate from the main house is a corrugated iron unit with toilet, sink and power; further outhouses and sheds to rear adjacent to large front garden and driveway. Access to the town centre is minutes away. This is the perfect home for a family or couple and is highly recommended for early viewing.

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, Library, golf course, bowling green. 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 Hallway**
4'11 x 11'08 (1.50m x 3.56m)

**Master Bedroom Suite**
14'08 x 17'10 (4.47m x 5.44m)

**En-suite Shower Room**
4'08 x 11'02 (1.42m x 3.40m)

**Living/Dining Room**
18 x 22'03 (5.49m x 6.78m)

**Inner Hallway**
4'02 x 11'01 (1.27m x 3.38m)

























**Kitchen**
11 x 11 (3.35m x 3.35m)

**Main Shower Room**
9'06 x 5'02 (2.90m x 1.57m)

**Bedroom 1**
10'05 x 12'06 (3.18m x 3.81m )

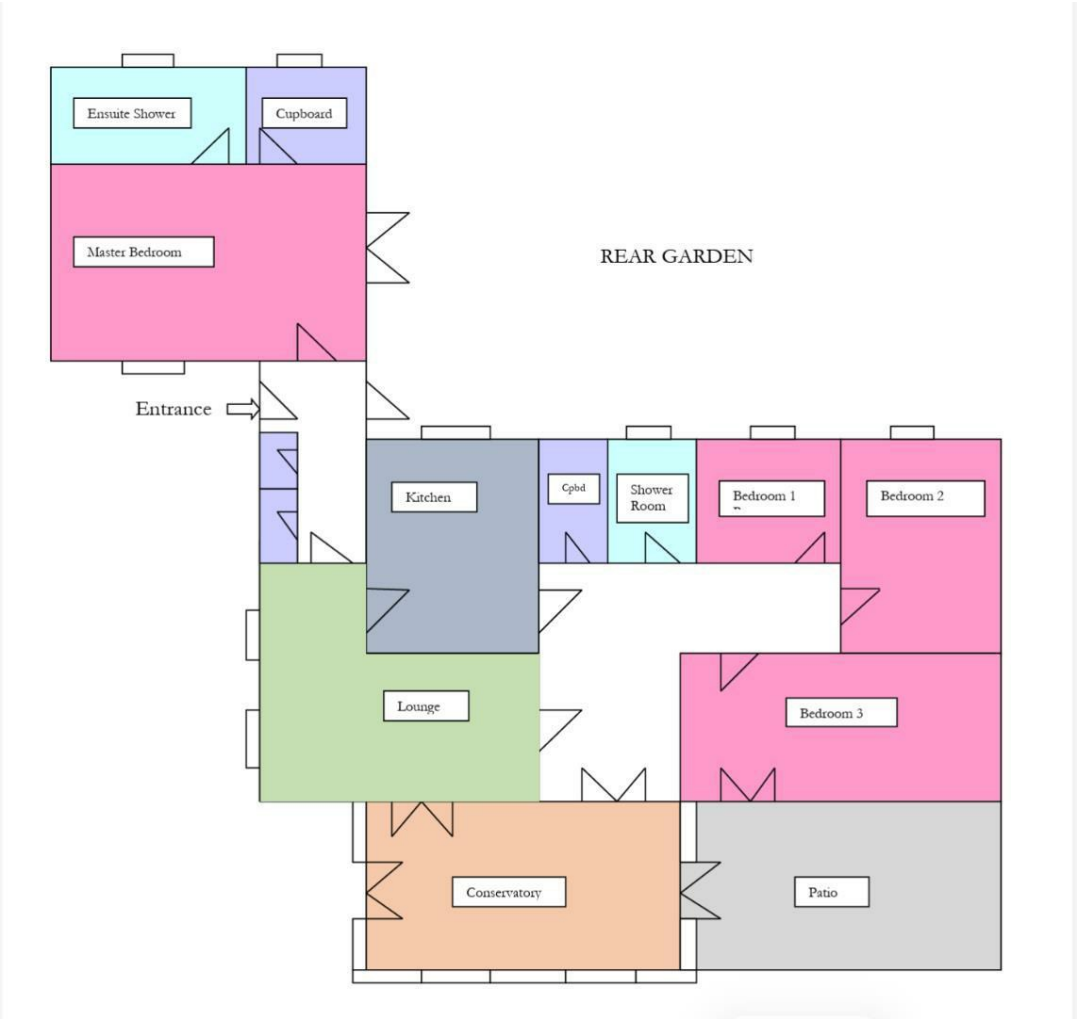
**Bedroom 2**
9'06 x 5'02 (2.90m x 1.57m)

**Bedroom 3**
10'03 x 13'01 (3.12m x 3.99m)

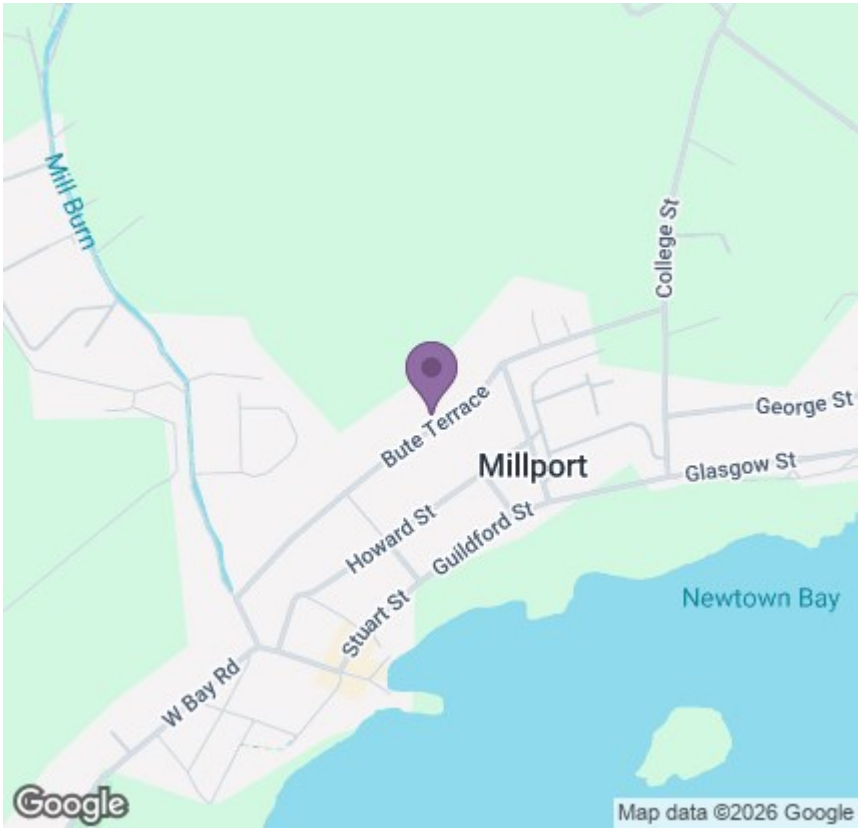
**Conservatory**
11'07 x 22'03 (3.53m x 6.78m)

**Garden and Outbuildings**

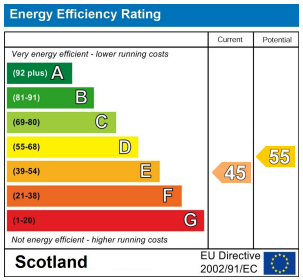
## Floor Plan

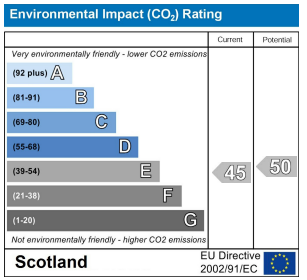



## Area Map




## 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.

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