



8 Bute Terrace
, Millport, KA28 0BD

Offers over £148,000



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Flat 1/2, Carlton House, 8 Bute Terrace,
Millport, Isle of Cumbrae KA28 0BD

Price: Offers Over £148,000

Well-presented and maintained main door first floor flat within "Carlton House", a traditional character villa situated in the quiet, sought after locale of Bute Terrace, Millport on the Island of Cumbrae, offering spectacular sea views above the Town, across the River to The Eileans and Wee Cumbrae. Accommodation, accessed through common entrance vestibule on ground floor, with carpeted staircase up to the first floor and front door entrance into central kitchen, large lounge, two bedrooms and spacious bathroom. The property benefits from full double glazing, electric heating, refurbished modern kitchen, flooring and décor, ornate cornicing and ceiling rose, reroofed and insulated within the last 2/3 years. The property comes fully furnished with all appliances and offers ideal accommodation for the first time buyer, holiday home or buy to let. The location and superb outlook is bound to appeal and viewing is highly recommended. EPC Band E. Council Tax Band B.

Entrance

Kitchen
8'11" x 8'5" (2.72m x 2.57m)

Lounge
20'3" x 13'7" (6.17m x 4.14m)

Bathroom
5'5" x 12' (1.65m x 3.66m)



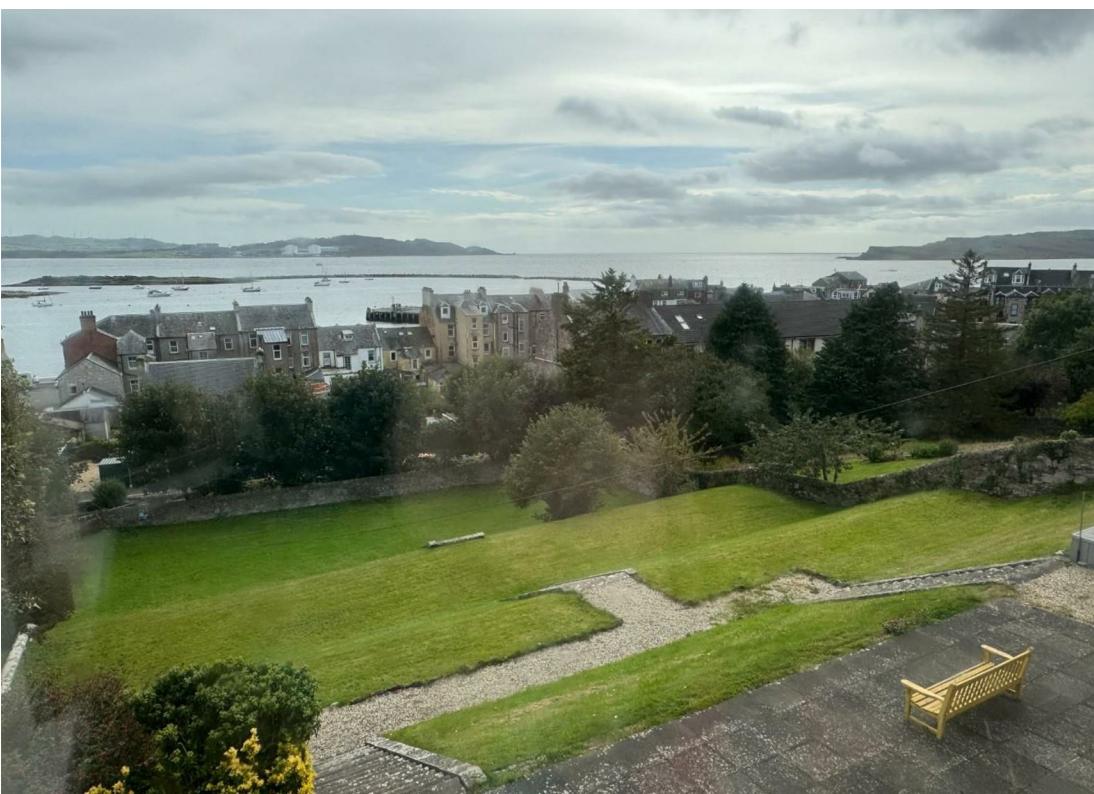


Bedroom 1
11'2" x 7'5" (3.40m x 2.26m)



Bedroom 2
12' x 6'5" (3.66m x 1.96m)

Garden



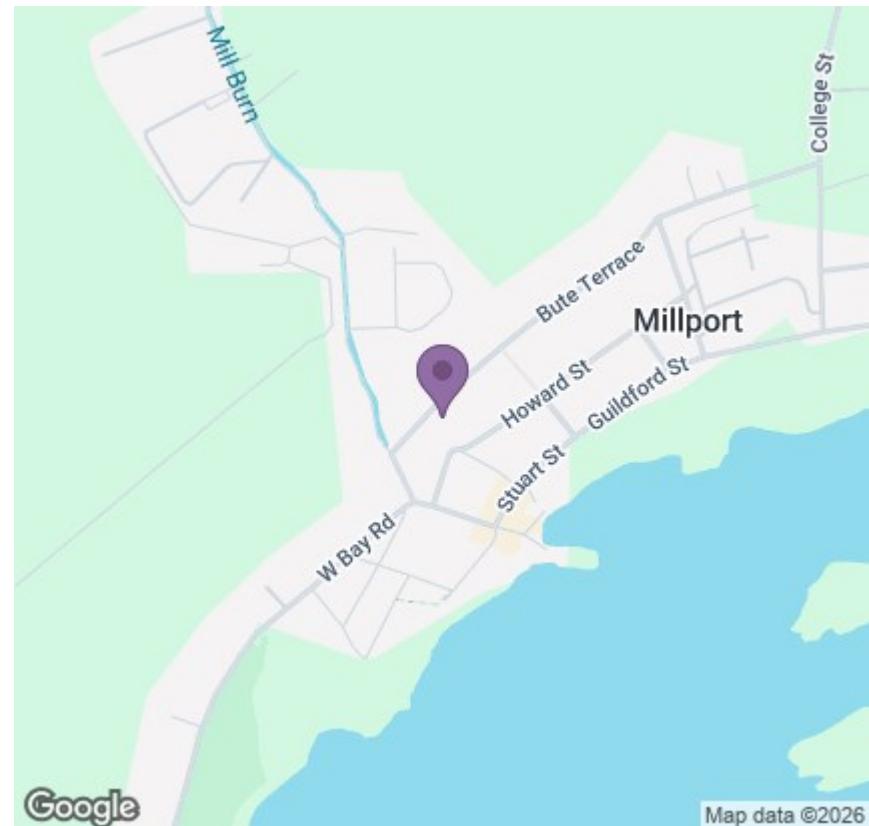
Floor Plan



Viewing

Please contact our Largs Office on 01475 673663 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

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