

Flat 5, Carlton House, 8 Bute Terrace, Millport, Isle of Cumbrae KA28 0BA

Offers Over : £ 98,500

Attractive main door flat enjoying triple aspects within a substantial, traditional character detached villa and situated in the quiet, sought after locale of "Carlton House", Bute Terrace, Millport on the Island of Cumbrae. The well maintained property comprises large walk in storage cupboard, internal carpeted stairs leading to lounge, dining kitchen, two bedrooms and showerroom. The property benefits from full double glazing, traditional features in cornice and doors, ample storage, new roof, flat loft insulation. There are superb views across the River Clyde, Millport Bay and The Eileans from the extensive communal tiered gardens to the rear which can also be accessed from Howard Street. The flat forms an ideal holiday home/first time buyer or buy to let investment and viewing is highly recommended. EER Band E Council Tax Band A.

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 Accessed from Bute Terrace, UPVC door on the left.

Entrance

Via UPVC doorway to property. On entry to the left, large bike store (6'2" x 4'6"). Carpeted stairs to upper hallway giving access to all apartments.

Upper Hallway **3'3" x 19'0"**

Large storage cupboard accessed by glass panel door and with double glazed window on to Bute Terrace. Cornice. Electric Dimplex wall heater. Carpet.

Kitchen **7'2" x 10'4"**

Double glazed window to the side elevation looking along Bute Terrace. Floor and wall mounted limed oak effect units with black marled work tops and tiled splashback. Hob, oven and hood, plumbing for washing machine. Space for table. Electric Dimplex wall heater. Tiled flooring.

Lounge **13'1" x 11'8"**

Two double glazed windows on the side elevation with open outlook along Bute Terrace and the Hills. Bright living room with attractive fireplace and coal effect electric fire. Shelves cupboard. Dimplex wall heater. Carpet.

Shower room **8'5" x 4'3"**

Tiled floor and walls to shower height. Double glazed window. White WC and washhand basin. Separate shower cubicle with electric shower.

Bedroom 1 **5'10" x 10'2"**

Double glazed window overlooking Bute Terrace. Electric Dimplex wall heater. Cornice. Carpet.

Bedroom 2**11'8" x 7'7"**

Bright room with double glazed windows to the front and side overlooking Bute Terrace. Carpet. Electric wall heater.

Garden

There are large communal terraced lawned gardens to the rear offering a peaceful setting and spectacular sea views. The property and gardens can also be accessed from a communal pathway from Howard Street.

Travel Directions

By car from our office travel west towards the pier. Turn right up the hill into Cardiff Street. At the top of the hill turn up into Golf Road and then immediately right into Bute Terrace. No 8 is on the right-hand side almost opposite the Parish Church.

Cumrae Property/Robert F. Duff & Co.Ltd

Estate Agents/Solicitors 38 Stuart Street, Millport, Isle of Cumrae KA28 0AJ.

Tel: Millport 01475 531177

Largs 01475 673663

Email: cumraeproperty@robertduff.co.uk

property@robertduff.co.uk