



**8 Carlton House, Bute Terrace**  
Millport, Isle Of Cumbrae, KA28 0BA

**Offers over £98,500**



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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.

### Entrance

### Upper Hallway

3'3" x 19'0" (0.99m x 5.79m)

### Bedroom 1

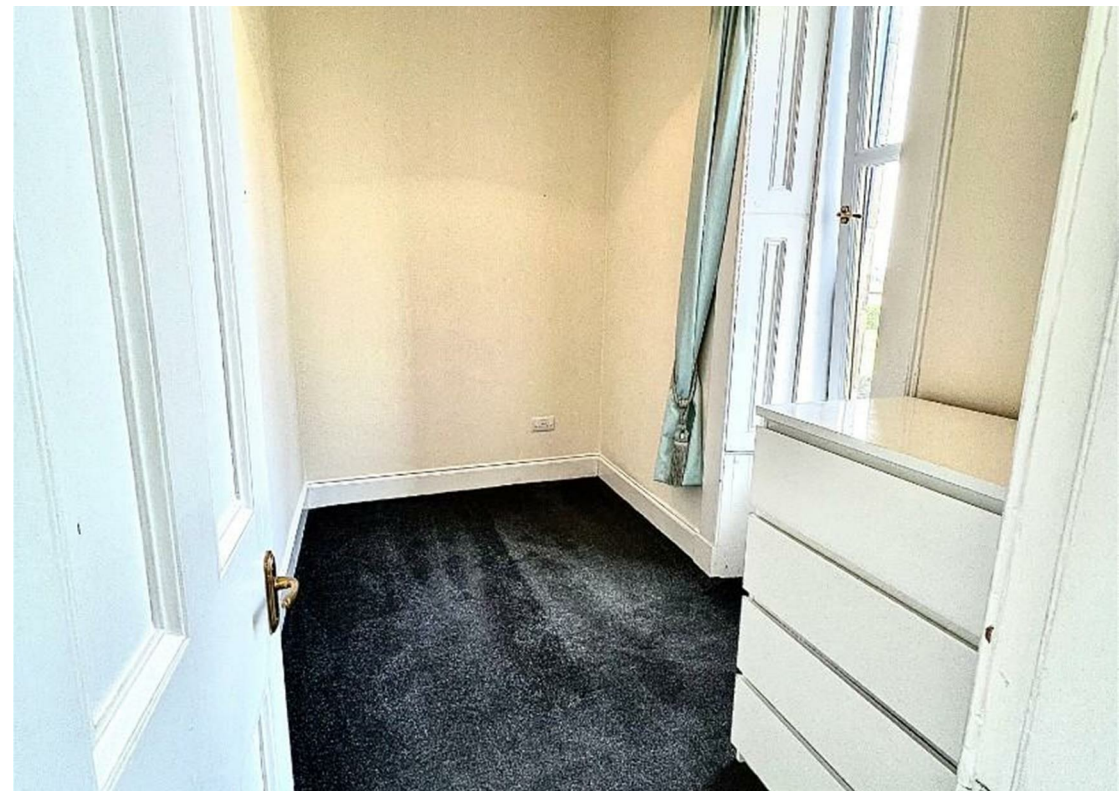
5'10" x 10'2" (1.78m x 3.10m)

### Bedroom 2

11'8" x 7'7" (3.56m x 2.31m)

### Lounge

13'1" x 11'8" (3.99m x 3.56m)

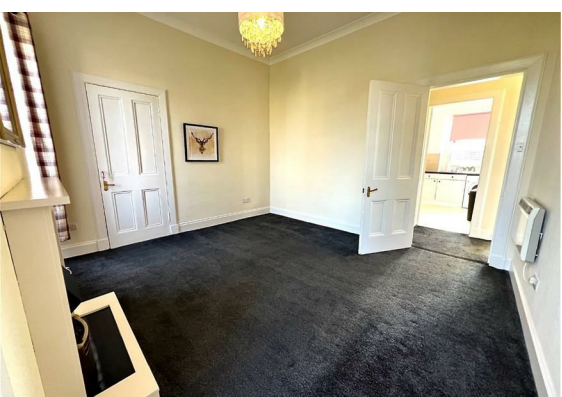




**Kitchen**  
7'2" x 10'4" ( 2.18m x 3.15m)

**Shower Room**  
8'5" x 4'3" (2.57m x 1.30m)

**Exterior of Building /  
Communal Gardens / patio ar**

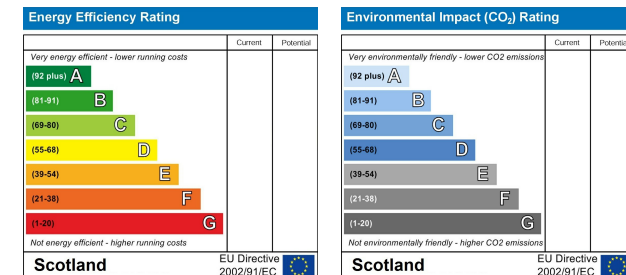


## Floor Plan

## 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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