



Detached Villa
Lanerly Garth, Serpentine Road, Rothesay, Bute
offers over £375,000

Hannay Fraser & Co



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Description

Hannay Fraser & Company are delighted to present to the market this substantial detached villa benefiting from a wonderful outlook over Rothesay Bay and the countryside.

The property extends to **Ground Floor**; hallway with cornice detail and alcove display area. Bay window lounge benefiting from sea views and outlook over garden, gas fire and surround. Study with large storage cupboard and window overlooking garden. Modern fitted kitchen with island unit to include ceramic hob and storage cupboards, double oven, dish washer, fridge and pantry cupboard. Utility room housing combi boiler, fridge/freezer, washing machine and tumble dryer. Fabulously presented bathroom consisting of corner Jacuzzi bath, wash hand basin and WC, walls are fully tiled. Bright, spacious sun room situated off the kitchen and having a tiled floor.

First Floor; The mater bedroom has a bay window and benefits from a wonderful outlook, bedroom two is also situated to the front and benefiting from an open outlook, there are a further two double bedrooms situated at the rear, one benefiting from fitted mirrored wardrobes. Shower Room comprising shower cubicle with mains operated shower, wash hand basin with vanity unit and WC.

The property further benefits from double glazing, gas central heating, car park area and extensive garden grounds.

There are currently 6 caravans on the site however there is a licence for 10. This is a business which could be built up to its hey day. Alternatively, this site would be ideal for residential development, subject to obtaining the necessary planning consents.

Telephone Hannay Fraser & Co on 01700 503 112

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ROOM DIMENSIONS

Ground Floor

Hallway	
Lounge	3.867 x 4.714m
Study/Sitting Room	3.614 x 3.147m
Kitchen	3.170 x 3.624m
Dining Room	3.473 x 3.823m
Utility Room	2.154 x 2.437m
Bathroom	2.539 x 1.753m
Sun Room	2.620 x 5.496m

First Floor

Hallway	2.288 x 2.312m
Master Bedroom	3.802 x 4.688m
Bedroom Two	3.218 x 3.960m
Bedroom Three	3.217 x 3.693m
Bedroom Four	2.501 x 3.617m
Shower Room	1.400 x 2.829m

Vendors	Clients of Hannay Fraser & Co
Viewing	By Appointment through Hannay Fraser & Co
Council Tax	Band E

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately where we will endeavour to assist you in any way possible.

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