



First Floor Flat
6 Craignethan, Mountstuart Road, Isle of Bute
offers over £175,000

Hannay Fraser & Co



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ESTATE AGENTS



Location & Description

Fabulous opportunity to acquire this modern, first floor flat within this luxury development, situated in the highly desirable district of Craigmore. The property boasts breathtaking views up Loch Striven, towards the Kyles of Bute and as far as the Ayrshire Coastline.

The property comprises; hallway with two storage cupboards and access hatch to floored loft space. Fabulous lounge benefiting from magnificent sea views from the circular window formation with door leading out to balcony. Modern fitted kitchen situated to the front and benefiting from stunning sea views and comprising base and wall mounted units, gas hob with integrated hood over, electric oven, tumble dryer, integrated fridge/freezer and washing machine. Master bedroom with fitted wardrobes and an en-suite shower room comprising shower cubicle with mains operated shower, wash hand basin and WC. The third bedroom is a single however is currently utilized as a study. Bathroom comprising bath, wash hand basin and WC.

The property further benefits from double glazing, gas central heating, shared garden, one private parking space and one guest space. The development is also factored.

Measurements

Hallway	4.009 x 4.968m
Lounge	4.721 x 5.142m
Kitchen	2.790 x 4.941m
Master Bedroom	3.362 x 3.397m
En-suite Shower Room	0.957 x 2.366m
Bedroom Two	3.258 x 3.403m
Bedroom Three/Study	2.222 x 3.823m
Bathroom	1.494 x 2.722m

Viewing By Appointment through Hannay Fraser & Co
Council Tax Band D

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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