



**Upper Floors of Substantial Semi Detached
Anwoth, 63 Mountstuart Road, Rothesay, Isle of Bute
offers over £190,000**

Hannay Fraser & Co



SOLICITORS

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ESTATE AGENTS



Location & Description

Spacious upper floors of semi detached Victorian villa situated in the highly desirable area of Craigmore. The property boasts a wealth of original features to include high skirting boards, original doors and ornate cornice detail. The property has magnificent sea views over the Clyde Estuary, towards the Cowal Hills and Ayrshire coastline.

The property comprises; **First Floor**; Entrance vestibule with shelved alcove area. Hallway including dining area and cloakroom. Fabulous bay window lounge with intricate cornice detail and centre rose, living flame gas fire and surround with marble hearth. Exceptionally spacious master bedroom with twin aspect windows to front and shelved press cupboard. Fitted kitchen to the rear with base and wall mounted units, gas cooker, fridge/freezer, tumble dryer and washing machine. There is also a study and bathroom on this level.

Second Floor; Spacious landing with storage cupboard, four double bedrooms, two of which are situated to the front taking advantage of the fabulous sea views, the other two are situated at the rear, one benefiting from an open fire. Shower room comprising shower cubicle with mains operated shower, wash hand basin with vanity unit below and storage cupboard, fully tiled walls. Separate WC apartment.

The property further benefits from double glazing, gas central heating, private garden area, shared drying green, driveway and garage.

Measurements

First Floor

Entrance Vestibule	1.394 x 1.860m
Dining Hallway	2.568 x 6.476m
Lounge	4.697 x 6.271m
Kitchen	3.247 x 3.622m
Study	2.127 x 2.518m
Master Bedroom	3.819 x 4.853m
Bathroom	1.499 x 3.247m

Second Floor

Bedroom Two	4.712 x 4.802m
Bedroom Three	3.813 x 4.430m
Bedroom Four	3.036 x 4.280m
Bedroom Five	3.178 x 3.205m
Shower Room	1.882 x 2.166m
WC Apartment	0.982 x 2.034m

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

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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