



Upper Floor of Detached Villa
Glenbeg Cottage, 55 Ardbeg Road, Rothesay, Isle of Bute
offers over £199,000

Hannay Fraser & Co



SOLICITORS

HANNAY FRASER & CO

ESTATE AGENTS



SOLICITORS

HANNAY FRASER & CO

ESTATE AGENTS



Description

Hannay Fraser & Co are delighted to present to the market the upper floor of this substantial detached villa, built circa 1890. The property sits well back from the main road and has a sweeping chipped driveway and ample car parking space.

The accommodation extends to; bright, well presented internal staircase, spacious hallway with two storage cupboards, one of which houses the combi boiler and a further laundry cupboard with washing machine. Impressive lounge with fantastic sea views, open working fire, marble hearth and cornice detail. Fabulous dining sized kitchen to the rear benefiting from modern units, master range cooker with 5 ring gas hob and double electric ovens, stainless steel cooker hood over, fridge/freezer, dishwasher, wine cooler, lots of natural daylight from the windows at the side, rear and velux. The master bedroom is a fabulous size, and sits to the front of the property taking advantage of the sea views, open fireplace. There are two further double bedrooms and another room currently being utilised as a study however could easily be a fourth bedroom. Well presented and recently installed bathroom comprising bath with electric shower over, folding shower screen, wash hand basin and WC.

The property further benefits from double glazing, gas central heating, stone chipped driveway, garden sheds, and extensive private garden grounds. There is the potential for a building plot to the rear (subject to obtaining the necessary consents).

The property is beautifully presented throughout and viewing his highly recommended.

Glenbeg Cottage is in a sought after location and is within easy walking distance to the seafront, public transport, shops and restaurants. The ferry terminal is approximately 5 minutes drive from the property where a regular ferry service (every 45 minutes) is provided to the mainland.

Telephone Hannay Fraser & Co on 01700 503 112

www.hannayfraser.co.uk

E mail property@hannayfraser.co.uk



SOLICITORS

HANNAY FRASER & CO

ESTATE AGENTS



ROOM DIMENSIONS

Hallway	
Lounge	4.622 x 5.056m
Dining Kitchen	4.217 x 5.562m
Master Bedroom	3.613 x 5.133m
Bedroom Two	3.567 x 4.631m
Bedroom Three	3.586 x 3.988m
Study/Bedroom Four	2.420 x 3.637m
Bathroom	1.818 x 2.857m

Vendors Mr & Mrs Miller
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.

Telephone Hannay Fraser & Co on 01700 503 112

www.hannayfraser.co.uk

E mail property@hannayfraser.co.uk