



Semi Detached Villa
43 Barone Road, Rothesay, Isle of Bute
offers over £149,950

Hannay Fraser & Co



SOLICITORS

HANNAY FRASER & CO

ESTATE AGENTS



Location & Description

Semi detached villa situated in this quiet residential location with the meadows and countryside within easy walking distance.

The property is entered via a double glazed front door, hallway with storage cupboard, well presented lounge with twin aspect windows to the front, electric fire and surround, open plan kitchen/dining room, the kitchen comprising base and wall mounted units, gas cooker, plumbing for washing machine and fridge/freezer. The dining room is generously proportioned and has a window overlooking patio area to rear and door leading to back porch.

First Floor: Landing with storage cupboard, two double bedrooms and a single bedroom, spacious bathroom comprising corner bath, shower over, wash hand basin and WC, fully tiled walls and storage cupboard.

The property further benefits from double glazing, gas central heating, private front and rear gardens, patio area, garden shed and drive to side of house.

Measurements

Ground Floor:

Hallway	
Lounge	3.729 x 3.798m
Kitchen	2.178 x 2.520m
Dining Room	3.048 x 3.603m
WC Apartment	0.799 x 1.731m
Rear Porch	1.295 x 1.797m

First Floor:

Bedroom One	3.091 x 4.157m
Bedroom Two	3.088 x 3.294m
Bedroom Three	2.178 x 2.586m
Bathroom	2.225 x 2.575m

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



SOLICITORS

HANNAY FRASER & CO

ESTATE AGENTS