



Detached Cottage

Rossvie,

14 Eglinton Gardens,

Skelmorlie PA17

5DW

Offers Over £240,000

Hannay Fraser & Co



SOLICITORS

HANNAY FRASER & CO

ESTATE AGENTS



Description

Truly fabulous detached three bedroom, red sandstone Mews Cottage located within Upper Skemorlie and benefiting from stunning views over the firth of Clyde towards the Isle of Bute. The property is access via electronically controlled gates leading to well maintained grounds and two dedicated parking spaces.

Internally the property has been modernised and is now tastefully decorated throughout and we consider viewing is essential to appreciate the fabulous accommodation on offer here.

The accommodation itself provides an L shaped hallway with storage cupboard and access hatch to loft space. There is potential in the loft space for possible development, subject to obtaining the necessary planning consents. Open plan lounge/ kitchen and dining area with a stunning circular window formation taking advantage of the views on offer. The dining kitchen sits on a raised mezzanine platform and benefits from a range of modern base and wall mounted units with a range of integrated appliances to include fridge/freezer, washing machine, dish washer, gas hob and double electric oven. Within this fabulous open plan living space there is a surround sound system and wooden flooring. There are three bedrooms, all of which are doubles, the master bedroom benefiting from a well presented en-suite bathroom to include separate shower cubicle and under floor heating with separate dressing area to include fitted wardrobes. The other two bedrooms also benefit from fitted wardrobes. Well presented bathroom comprising bath, sink with vanity unit and WC.

The property benefits from gas central heating.

MEASUREMENTS

L SHAPED HALLWAY

OPEN PLAN LOUNGE/KITCHEN/DINING AREA 7.180 X 7.213M

MASTER BEDROOM 3.688 X 4.003M

ENSUITE 1.716 X 2.218M

DRESSING AREA 1.328 X 2.185M

BEDROOM TWO 3.207 X 3.312M

BEDROOM THREE 3.380 X 4.367M

BATHROOM 1.718 X 2.127M

GARDENS

PARKING

CENTRAL HEATING

VIEWING

FEATURES

- **Integrated fridge/freezer**
- **Washing machine**
- **Dishwasher**
- **Gas hob**
- **Double electric oven**
- **The property is also available fully furnished.**

VIEWING

Through solicitors on 0141 221 1381 or Call Centre on 0141 572 7617

ENTRY

Negotiable



TRAVEL DIRECTION

Passing the ferry terminal at Wemyss Bay turn left into Station Road, continue straight ahead onto Eglington Gardens and Rossview lies further in on your right hand side.

DISCLAIMER

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 and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

Property Misdescriptions Act

Please note that these particulars have been prepared on the basis of information provided by our client.

Although all care has been taken in the preparation of this schedule of particulars, no warranty can be given regarding the accuracy thereof and the information contained therein (including any plan) should be relied upon by prospective purchasers.

We have not tested the Electricity, Gas or Water services or any Appliances. Any prospective purchaser should make their own enquiries. No warranty is implied or given.

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