



Detached Villa
Craiglea, Wellpark Road, Rothesay, Isle of Bute
offers over £315,000

Hannay Fraser & Co



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Description

Hannay Fraser & Company are delighted to present to the market this impressive traditional two storey detached villa. The property sits on a substantial elevated garden with stunning panoramic views towards Loch Striven and over the Firth of Clyde.

The property extends to **Ground Floor**: spacious hallway providing access to all rooms and stairs leading to upper accommodation. Fabulous bay window lounge with stunning sea views and enjoying further daylight from the window to the side overlooking the garden, brick fireplace with living flame gas fire, centre rose, cornice detail and picture rail. The dining/sitting room is situated to the front with a large picture window, fireplace with electric fire, centre rose and picture rail. The garden room/study has patio doors out to the patio area and private garden and is suitable for a variety of uses. Newly fitted kitchen providing a range of base and wall mounted units, 5 ring gas hob with stainless steel hood over, Bosch double oven and grill, integrated fridge and dish wash, tiled splashback, large walk-in pantry cupboard and tiled floor. The utility room has plumbing for a washing machine, tumble dryer and space for chest freezer and a sink. WC apartment consists of wash hand basin and WC.

First Floor: This floor comprises four double bedrooms, two of which are situated to the front and benefit from bay windows and simply breathtaking views, the master bedroom also benefiting from an en-suite shower room comprising corner shower cubicle with electric shower, wash hand basin and WC, fully tiled walls and floor. The other bedroom to the front benefits from a large walk-in cupboard and sink. The two bedrooms situated to the rear are generously proportioned doubles and have windows overlooking the private garden at the rear and both have sinks in the room. Four piece bathroom comprising corner shower cubicle with electric shower, bath, wash hand basin, vanity unit and WC, fully tiled walls and floor.

Basement: Generous storage area with concrete floor and accessed from a door to the side of the property.

The property further benefits from double glazing, gas central heating, detached garage, and greenhouse. The garden ground is fabulous benefiting from a patio area, mature well stocked with trees and shrubs which are easily maintained. The garden also benefits from a patio area providing fabulous view of the Clyde estuary and hills beyond.

Telephone Hannay Fraser & Co on 01700 503 112

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ROOM DIMENSIONS

Ground Floor

Entrance Vestibule	1.315 x 1.470m
Hallway	1.307 x 4.987m
Lounge	4.056 x 6.104m
Dining Room/Sitting Room	4.106 x 6.077m
Garden Room/Study	3.291 x 3.417m
Kitchen	3.267 x 3.694m
Utility Room	1.765 x 2.386m
WC Apartment	1.314 x 1.932m

First Floor

Bedroom One	3.358 x 5.678m
En-suite Shower Room	1.171 x 2.467m
Bedroom Two	3.814 x 5.379m
Bedroom Three	3.458 x 4.180m
Bedroom Four	3.804 x 3.834m
Bathroom	1.632 x 3.349m

Vendors	Mr & Mrs Stapleton
Viewing	By Appointment through Hannay Fraser & Co
Council Tax	Band F

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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