



Cottage
Glen Nevis Cottage, Ardbeg, Isle of Bute
Offers Around - £135,000

Hannay Fraser & Co



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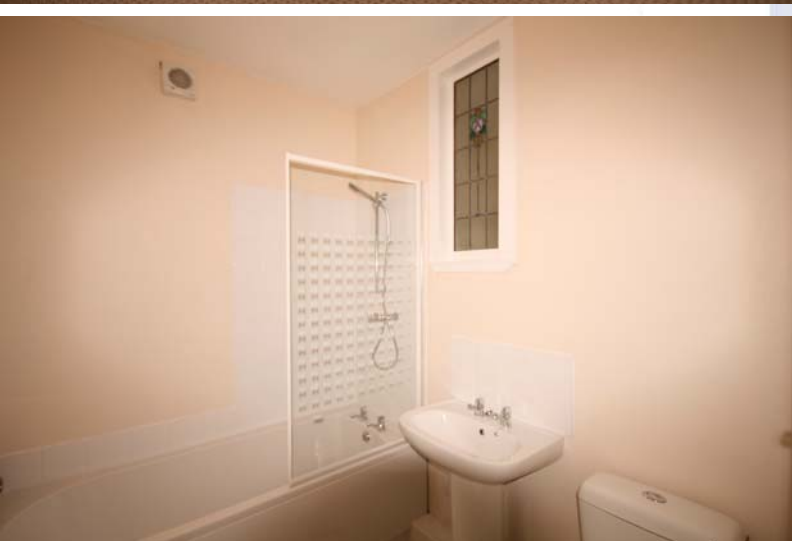
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Location & Description

Fabulous opportunity to acquire this fully refurbished characterful cottage benefiting from a modern kitchen and bathroom. The property is ideally situated for all local amenities to include retail shop, post office, public transport and is a few minute's walk from the seafront.

The ground floor of this property comprises; spacious sun lounge/sitting room with windows to the front and both sides providing plenty of natural daylight, fabulous lounge with open fire and surround and small storage cupboard. Newly fitted modern kitchen with a range of base and wall mounted units, electric cooker, washing machine and fridge/freezer, tile effect laminate flooring and door providing access to garden area. Newly fitted bathroom comprising bath with shower over, wash hand basin and WC, part tiled walls. Also on this level is an area ideal for a computer workstation.

First Floor; There are two double bedrooms on this floor with the charm and character you would expect from a cottage of this age together with a WC apartment comprising wash hand basin and WC.

The property further benefits from double glazing, gas central heating, private garden area and detached garage.

Measurements

Ground Floor

Lounge	2.959 x 3.159m
Sun Lounge/Sitting Room	2.639 x 7.391m
Kitchen	3.446 x 3.520m
Bathroom	1.782 x 2.134m

First Floor

Bedroom One	2.944 x 3.175m
Bedroom Two	3.018 x 3.226m
WC Apartment	0.732 x 1.774m

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

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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