



**Main Door, Ground Floor Flat**  
**68 Marine Road, Port Bannatyne, Isle of Bute**  
**Offers Around £135,000**

**Hannay Fraser & Co**



SOLICITORS

HANNAY FRASER & CO

ESTATE AGENTS



SOLICITORS

HANNAY FRASER & CO

ESTATE AGENTS



### Location & Description

Fabulous opportunity to acquire this main door, ground floor apartment within a Category Cs Listed building, situated in the heart of the village of Port Bannatyne and benefiting from fabulous sea views over Kames Bay, towards the Kyles of Bute and Cowal Hills. The apartment benefits from a wealth of original features.

The property comprises; spacious entrance vestibule and hallway with storage cupboard, generously proportioned lounge with large picture window overlooking sea, fireplace and cornice detail. Fabulous dining size kitchen to the rear comprising a range of base and wall mounted units, stainless steel sink and drainer, fridge and gas cooker. The utility room houses the GCH boiler and plumbing for an automatic washing machine. There are two generously proportioned double bedrooms, one situated to the front and the other to the rear. The bathroom comprises bath with electric shower over, shower screen, wash hand basin and WC.

The property further benefits from original windows, gas central heating, patio area to the rear, two outbuildings and a shared bin store.

### Measurements

Entrance Vestibule	0.916 x 2.139m
Hallway	2.137 x 4.125m
Lounge	3.931 x 4.824m
Kitchen	3.514 x 4.662m
Utility Room	1.542 x 2.446m
Bedroom One	3.924 x 4.810m
Bedroom Two	3.278 x 3.468m
Bathroom	2.149 x 2.435m

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

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](http://www.hannayfraser.co.uk)

E mail [property@hannayfraser.co.uk](mailto:property@hannayfraser.co.uk)