



Detached Bungalow
8 Wyndham Court, Ardbeg, Isle of Bute
Offers Around £175,000

Hannay Fraser & Co



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Location & Description

Modern, detached two bedroom bungalow with conservatory, set within quiet residential cul-de-sac. The property was built circa 2002 and is within a few minutes walk of the seafront.

The property comprises; entrance vestibule, spacious hallway with two generous storage cupboards. Beautifully presented lounge in neutral colours and large picture window to the front. Fabulous dining sized kitchen with a range of modern base and wall mounted units, master range dual fuel cooker with 5 ring gas hob, plumbing for dishwasher and washing machine and space for American style fridge/freezer, there are French doors accessing the conservatory. There are two generously proportioned double bedrooms both benefiting from fitted mirrored wardrobes, one situated to the front of the property and the other to the rear. The bathroom is bright and well presented comprising a corner bath with electric shower over, wash hand basin and WC with partially tiled walls. The conservatory is of generous proportions and adds an extra dimension to this attractive property.

The property further benefits from electric central heating, double glazing, private front, side and rear gardens, garden shed, decked area and drive-way with ample car parking spaces.

Measurements

Entrance Vestibule	1.214 x 1.244m	Bedroom One	3.315 x 3.905m
L Shaped Hallway		Bedroom Two	2.706 x 4.210m
Lounge	4.222 x 4.397m	Bathroom	2.031 x 3.082m
Dining Kitchen	3.112 x 5.288m	Conservatory	2.578 x 3.060m

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

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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