



Detached Villa
Eastlands, Eastlands Road, Rothesay, Isle of Bute
offers around £327,000

Hannay Fraser & Co



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Description

Hannay Fraser & Company are delighted to present to the market this impressive traditional detached villa set within its own grounds and situated within the highly sought after district of High Craigmere. The property boasts a wealth of original features to include windows, fireplaces, doors, skirting and fabulous cornice detail.

The property extends on the **Ground Floor** to: spacious entrance vestibule, impressive hallway with cornice detail and original staircase providing access to the upper floor. Fabulous bay window lounge with intricate cornice detail, feature fireplace with living flame gas fire and a shelved press cupboard. The dining room is situated to the rear with window overlooking private garden and also benefiting from an open fireplace. A further sitting room is situated to the front of the property benefiting from lots of natural light and a further fireplace. Impressive dining sized kitchen with a range of base and wall mounted units, electric hob, double oven, integrated cooker hood and with two windows to the side overlooking woodland. This level also provides a pantry room with original cupboard, spacious utility room and a WC apartment.

First Floor: This floor comprises four double bedrooms and a beautifully presented bathroom. The master and second bedrooms are situated to the front, are generously proportioned, the master benefiting from a bay window and fabulous sea views, the second having twin aspect windows. The third and fourth bedrooms are good double bedrooms, situated to the rear of the property. The bathroom comprises bath with shower over, shower screen, wash hand basin and WC with a feature window.

The property further benefits from refurbished sash and casement windows, gas central heating, outbuildings, garden shed and stone chipped driveway. The garden itself is enclosed and benefits from mature shrubbery and a patio area.



Telephone Hannay Fraser & Co on 01700 503 112

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ROOM DIMENSIONS

Ground Floor

| | |
|-----------------------|----------------|
| Entrance Vestibule | 1.563 x 1.978m |
| Hallway | 2.567 x 6.715m |
| Lounge | 4.310 x 6.035m |
| Dining Room | 3.701 x 4.071m |
| Sitting Room/Art Room | 3.877 x 4.592m |
| Kitchen | 3.885 x 4.648m |
| Pantry | 2.093 x 2.270m |
| Utility Room | 3.032 x 3.228m |
| WC Apartment | 1.084 x 1.745m |

First Floor

| | |
|---------------|----------------|
| Bedroom One | 4.184 x 5.703m |
| Bedroom Two | 3.886 x 4.877m |
| Bedroom Three | 3.497 x 3.888m |
| Bedroom Four | 3.523 x 3.736m |
| Bathroom | 2.102 x 3.208m |

Vendors Mr & Mrs New

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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