



Semi Detached Villa
25 Craigmore Road, Craigmore, Isle of Bute
Offers Around £230,000

Hannay Fraser & Co



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Location & Description

Substantial semi detached villa situated in the highly desirable area of Craigmore and boasting a wealth of original features to include cornice detail, deep skirting boards, original doors etc and benefiting from magnificent uninterrupted sea views.

The property comprises; **Ground Floor;** spacious hallway with large walk-in storage cupboard and stairs leading to upper level. Wonderful bay window lounge benefiting from uninterrupted sea views, intricate cornice detail, marble fire surround with gas fire. Study room situated to the front of the property with a dining room to the rear. Well presented kitchen comprising base and wall mounted units, integrated dishwasher, fridge/freezer, gas hob with hood over and eye level double oven. The utility room has space for a washing machine and tumble dryer with a door to the side and stairs leading to the mezzanine level. The mezzanine floor would make an excellent games room or is ideal for storage. Bathroom comprising bath with shower over, wash hand basin and WC.

First Floor; Fabulous master bedroom situated to the front and benefiting from stunning sea views, fabulous cornice detail and centre rose. En-suite bathroom located off the master bedroom and comprising bath, shower cubicle, bidi, wash hand basin with storage unit below and WC. There are a further two double bedrooms and a family bathroom on this level.

The property further benefits from double glazing, gas central heating, private front, side and rear gardens.

Measurements

Ground Floor;

| | |
|-----------------|----------------|
| Hallway | 2.293 x 4.990m |
| Lounge | 4.417 x 6.375m |
| Study | 2.488 x 3.087m |
| Kitchen | 3.545 x 4.110m |
| Dining Room | 3.379 x 4.107m |
| Utility Room | 3.059 x 4.399m |
| Bathroom | 1.711 x 1.794m |
| Mezzanine Level | 4.168 x 4.413m |

First Floor;

| | |
|----------------|----------------|
| Master Bedroom | 4.450 x 5.434m |
| En-suite | 2.679 x 2.869m |
| Bedroom Two | 3.344 x 3.641m |
| Bedroom Three | 3.591 x 4.127m |
| Bathroom | 1.564 x 2.343m |

Viewing
Council Tax

By Appointment through Hannay Fraser & Co
Band E

Telephone Hannay Fraser & Co on 01700 503 112

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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