



Detached Cottage
9 Duncan Street, Port Bannatyne, Isle of Bute
Offers Around - £125,000

Hannay Fraser & Co



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Location & Description

Fabulous opportunity to acquire this bright, spacious detached cottage which was completely re-built approximately 15 years ago however retains the original character and charm of a traditional detached cottage. The property is ideally situated for public transport and is literally a minute's walk from the seafront.

The **Ground Floor** of this property comprises; fabulous open plan lounge/dining area which is extremely bright given that there are two windows to the front and rear, fireplace with electric fire. Fitted kitchen comprising base and wall mounted units, space for washing machine, cooker and fridge/freezer, storage cupboard and door leading to shared drying green.

First Floor; Two generously proportioned double bedrooms, one of which has a walk-in cupboard housing the central heating boiler. Large family bathroom comprising bath with electric shower over, folding shower screen, wash hand basin and WC.

The property further benefits from gas central heating and a shared drying green.

Measurements

Ground Floor

Lounge/Dining Area 4.003 x 6.175m
Kitchen 4.006 x 4.054m

First Floor

Bedroom One 3.038 x 4.052m
Bedroom Two 3.987 x 3.999m
Bathroom 2.063 x 2.919m

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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