



**Attic Flat**  
**Daisybank, Kilchattan Bay, Isle of Bute**  
**offers over £57,000**

**Hannay Fraser & Co**



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### **Location & Description**

Well presented attic flat within traditional tenement building situated in the village of Kilchattan Bay on the south side of the Island. Kilchattan Bay is located approximately eight miles from Rothesay town centre and the village has a post office/general store, hotel and there are also excellent walks, fishing, a riding school and golf course all nearby.

The property comprises; hallway with storage cupboard housing boiler and electric switchgear, open plan lounge/kitchen area with bay window to front and stunning sea views. The kitchen comprises base and wall mounted units, electric hob and oven and integrated fridge. Generously proportioned double bedroom situated to the rear and a beautifully presented shower room consisting of corner shower cubicle with electric shower, wash hand basin and WC, fully tiled walls and floor.

The property further benefits from double glazing, electric heating and shared drying green.

### **Measurements**

Hallway	1.826 x 2.634m
Lounge/Kitchen	4.092 x 4.654m
Bedroom	2.207 x 4.595m
Shower Room	1.757 x 1.891m

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

The Home Report valuation on this property is £57,500. Details of the Home Report can be accessed at [www.onesurvey.org](http://www.onesurvey.org).

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**

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