



First Floor Flat
1 St Blane's Terrace, Kilchattan Bay, Isle of Bute
offers around £95,000

Hannay Fraser & Co



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Location & Description

Spacious, well presented first floor 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; bright, spacious hallway with two storage cupboards, fabulous bay window lounge benefiting from a stunning outlook, open fireplace and a shelved alcove area. Dining sized kitchen situated to the rear with a range of base and wall mounted units, electric hob and oven with stainless steel cooker hood over, fridge/freezer and washing machine. Two generous double bedrooms and a well fitted bathroom comprises bath with shower over, shower screen, wash hand basin and WC, tiled walls and floor.

The property boast many original features and benefits from a shared drying green and outbuildings to the rear.

Measurements

Hallway	3.694 x 4.197m
Lounge	4.763 x 5.409m
Kitchen	3.287 x 3.859m
Bedroom One	2.560 x 4.034m
Bedroom Two	2.351 x 2.943m
Bathroom	2.038 x 3.636m

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

The Home Report valuation on this property is £95,000. Details of the Home Report can be accessed at 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.

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