



Semi Detached Victorian Villa
59 Mountstuart Road, Rothesay, Isle of Bute
offers around £250,000

Hannay Fraser & Co



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Location & Description

Hannay Fraser & Co are delighted to present to the market this truly magnificent semi detached, Victorian villa situated in the highly desirable area of Craigmore. The property boasts a wealth of original features and benefits from uninterrupted sea views over the Clyde Estuary, towards Loch Striven and the Cowal Hills.

Ground Floor; The property is entered via double storm doors to a spacious entrance vestibule with a timer/glass door providing access to the hallway with fabulous staircase leading to upper accommodation, cornice detail and large walk-in storage cupboard. Super bay window lounge benefiting from breathtaking sea views, excellent cornice and centre rose, electric fire and stone fireplace. There is a sitting room to the rear with further electric fire and surround and door leading to fitted kitchen comprising a range of base and wall mounted units, electric cooker, fridge/freezer and dishwasher. Large double bedroom which would be ideal as a dining room. Shower room comprising corner shower cubicle, wash hand basin with vanity unit below and WC.

First Floor; A cupola above the staircase provides plenty of natural daylight to the landing which also benefits from a linen cupboard and provides access to all the rooms at this level. Truly wonderful master bedroom situated to the front and having fabulous cornice detail and a centre rose, bay window and wonderful sea views, electric fire and surround. There are a further three bedrooms at this level, two very generous double bedrooms situated to the rear and a single to the front. The bathroom comprises a bath with electric shower over, folding shower screen, wash hand basin and WC.

The property further benefits from partial double glazing, electric storage heating, private front and rear gardens, outbuilding and greenhouse. This property has been exceptionally well cared for over the years and offers terrific family accommodation, viewing highly recommended.

Telephone Hannay Fraser & Co on 01700 503 112

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Measurements

Ground Floor:

Hallway	4.324 x 5.561m
Lounge	4.593 x 5.964m
Kitchen	3.438 x 3.537m
Bedroom/Dining Room	4.024 x 4.338m
Sitting Room	3.600 x 4.290m
Shower Room	2.690 x 3.608m

First Floor:

Bedroom One	4.544 x 5.947m
Bedroom Two	2.801 x 2.562m
Bedroom Three	3.652 x 4.272m
Bedroom Four	3.966 x 4.332m
Bathroom	1.820 x 2.687m

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

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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