



**Ground Floor, Main Door Flat**  
**65 Marine Road, Port Bannatyne, Isle of Bute**  
**offers over £80,000**

**Hannay Fraser & Co**



### Location & Description

Great opportunity to acquire this ground floor, main door flat within a refurbished building situated on the seafront within the village of Port Bannatyne. The newly completed marina, golf course and public transport are all within easy walking distance.

The property comprises, spacious hallway with storage cupboard, generously proportioned bright lounge with window to the side elevation and to the front taking advantage of the sea views. Modern fitted kitchen to the rear with a range of base and wall mounted units, electric hob and oven, stainless steel sink and drainer and space for a washing machine and fridge with back door leading to shared drying green. There are two bedrooms one double and one single. The bathroom comprises a bath, wash hand basin and WC.

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

### Measurements

|               |                |
|---------------|----------------|
| Ent Vestibule | 0.975 x 1.177m |
| Hallway       |                |
| Lounge        | 3.961 x 5.067m |
| Kitchen       | 3.180 x 3.259m |
| Bedroom One   | 2.143 x 3.181m |
| Bedroom Two   | 2.731 x 3.176m |
| Bathroom      | 1.773 x 2.089m |

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

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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