



Attic Flat
15 Victoria Place, Port Bannatyne, Isle of Bute
offers over £45,000

Hannay Fraser & Co



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Location & Description

Seldom available, one bedroom attic flat with lots of character situated within a stone built building with fabulous panoramic views over Kames Bay, Loch Striven and the Cowal Hills. The property is ideally situated for public transport and easily accesses both the Rothesay-Wemyss Bay and Rhubodach-Colintraive ferries. Situated on the outskirts of the village of Port Bannatyne, approximately 3 miles from the main town of Rothesay, the village itself has a newly constructed Marina, golf course, post office/general store and a café with internet facilities.

The property comprises; a shared entrance vestibule and store room, with a private staircase leading to upper floor. A hallway with large shelved storage cupboard, generous lounge with dormer window to the front taking advantage of the views on offer, electric fire and recess area. Dining sized kitchen situated to the rear with dormer window overlooking rear garden and having an electric cooker, fridge, microwave, and stainless steel sink and drainer. The bedroom is situated to the front and has plenty of natural daylight provided by the velux window. Bright bathroom with velux window and comprising bath, wash hand basin and WC, storage cupboard also housing hot water cylinder.

The property further benefits from having been re-wired, double glazing, shared drying green opposite and mutual garden ground to the rear.

Measurements

Hallway	1.020 x 2.195m
Lounge	4.172 x 4.944m
Dining Kitchen	3.809 x 4.196m
Bedroom	2.286 x 2.613m
Bathroom	1.167 x 3.712m

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

www.hannayfraser.co.uk

E mail property@hannayfraser.co.uk



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