



**Detached Victorian Villa**  
**Tigh Na Dearg, 60 Crichton Road, Rothesay, PA20 9JT**  
**Offers Around £395,000**

**Hannay Fraser & Co**



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### Location & Description

Hannay Fraser & Co are delighted to present to the market this truly magnificent two storey, red sandstone, detached Victorian villa which was built circa 1883. The property sits on a substantial elevated site with mature gardens and stunning panoramic sea views and has been sympathetically restored retaining many original features.

The **ground floor** extends to; hall, cloakroom, lounge with feature fireplace with new multi-fuel stove made by Jotul, stunning ornate cornicing and plasterwork. There is a study which could also be used as a formal dining room, sitting room with feature fireplace and a contemporary shower room with multi jet shower. The family sized dining kitchen is truly wonderful with an exposed sandstone wall with timber linter, large range master cooker and double glazed doors leading to the rear and a butlers pantry off.

Feature staircase with leaded stain glass window at half landing providing access to the gallery style landing at first floor.

The **first floor** has four generously proportioned double bedrooms, the master benefiting from a feature fireplace and a four piece en-suite to include a Jacuzzi bath and separate shower cubicle. One of the rooms is currently utilised as a drawing room to take advantage of the wonderful sea views and also benefits from a further feature fireplace.

The property further boasts from gas central heating, partial double glazing, stone chipped driveway and a patio area to the rear.

The agents must emphasize that this rarely available property retains a wealth of features and viewing is strongly recommended to fully appreciate the splendour within.

Crichton Road is a sought after location in which to stay and is a short distance to amenities available within Rothesay. These include bars, shops, restaurants and day to day supermarkets. Sporting and recreational facilities include a cinema, swimming pool, castle, museum and three golf courses. A ferry leaves approximately every 45 minutes to Wemyss Bay where good transport links can be found to Glasgow and Ayrshire.

**Telephone Hannay Fraser & Co on 01700 503 112**

[www.hannayfraser.co.uk](http://www.hannayfraser.co.uk)

E mail [property@hannayfraser.co.uk](mailto:property@hannayfraser.co.uk)



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## ROOM DIMENSIONS

### Ground Floor

Cloakroom	1.371 x 2.209m
Lounge	5.842 x 5.080m
Study/Dining Room	3.911 x 4.470m
Sitting Room	4.546 x 5.892m
Shower Room	1.574 x 5.308m
Kitchen	3.556 x 9.118m
Butler's Pantry	1.600 x 3.048m

### First Floor

Master Bedroom	4.572 x 5.918m
En-suite Bathroom	1.676 x 4.343m
Bedroom Two	3.937 x 4.445m
Drawing Room/Bedroom Three	5.080 x 5.791m
Bedroom Four	3.530 x 3.784m
Bathroom	1.574 x 2.514m

Vendors      Clients of Hannay Fraser & Co  
Viewing      By Appointment through Hannay Fraser & Co  
Council Tax   Band

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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