



**Ground Floor, Maisonette Apartment**  
**3A Mountstuart Road, Rothesay, Isle of Bute**  
**Offers Over - £150,000**

**Hannay Fraser & Co**



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### Location & Description

Fabulously presented main door, maisonette apartment within a substantial semi detached property situated on the seafront with great views towards Loch Striven and the entrance to Kyles of Bute. The property is within easy walking distance of the Pier, retail shops/supermarket, restaurants, cinema and a woodland walk.

The property comprises; spacious entrance vestibule and hallway with overhead storage accessed via a pull down ladder. Impeccably presented lounge with wonderful sea views from large picture window, Adam style fire surround, marble insert with coal effect electric fire and wood flooring. Fitted galley style kitchen with a range of floor and wall mounted units, gas hob, electric oven, fridge/freezer, sink and drainer and door leading to rear hallway. There are two double bedrooms, one situated on the mezzanine level and benefiting from an en-suite shower room. Well presented bathroom with bath, wash hand basin and WC, fully tiled walls and floor. Utility room accessed via double doors from the bathroom, space for washing machine, tumble dryer, and chest freezer.

The property further benefits from gas central heating, good loft storage space, private gardens to the rear to include a patio area, decking, drying area and garden shed.

### Measurements

Ent Vestibule	1.371 x 1.498m	Master Bedroom	2.489 x 6.375m
Hallway	1.396 x 6.146m	En-suite Shower Room	1.803 x 2.463m
Lounge	3.987 x 7.543m	Bathroom	1.295 x 2.667m
Dining Kitchen	1.955 x 3.759m	Utility Room	
Bedroom One	2.692 x 3.911m		

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

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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