



**First Floor Apartment**  
**Leven Grove, 54 Ardbeg Road, Isle of Bute**  
**Offers Around £180,000**

**Hannay Fraser & Co**



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### Location & Description

Superb first floor of a substantial and impressive detached villa situated on the seafront and benefiting from wonderful unrestricted views.. The property is ideally situated for public transport and there is a post office and general store just a 5 minute walk away. The property boasts many original features to include cornice detail, original doors and skirtings.

The property is accessed via an internal staircase to the rear of the property with a private storage cupboard at the bottom of the stairs. Spacious hallway with storage cupboard, bay window lounge with stunning views, multi fuel fire and surround, fabulous cornice detail and centre rose. Dining size kitchen situated to the rear of the property with window overlooking back garden and comprising a range of base and wall mounted units, 8 ring multi fuel range cooker, fridge/freezer and breakfast bar area. There are four double bedrooms, two of which are situated to the front and benefit from a stunning outlook, the master bedroom also benefiting from an en-suite bathroom. Shower apartment containing a double shower cubicle, with mains operated shower and separate WC apartment.

The property further benefits from gas central heating, double glazing, rear garden with patio area, outbuildings, driveway with ample parking for 3/4 cars.

### Measurements

Hallway	2.355 x 7.089m	Bedroom Two	2.495 x 4.055m
Lounge	5.082 x 6.334m	Bedroom Three	3.208 x 3.514m
Kitchen	3.272 x 4.741m	Bedroom Four	2.291 x 3.515m
Master Bedroom	4.507 x 4.940m	Shower Room	0.969 x 1.440m
En-suite	1.843 x 2.615m	WC Apartment	0.975 x 3.527m

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

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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