



Semi Detached Victorian Villa
Mount View, 42 Mountstuart Road, Rothesay, PA20 9EB
Offers Over £350,000

Hannay Fraser & Co



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Location & Description

Hannay Fraser & Co are delighted to present to the market this truly magnificent semi detached Alexander Thomson style Victorian double villa situated on the seafront and benefiting from panoramic sea views and private, mature gardens. The property has many original features to include cornices, centre roses, cupola, doors, skirtings and fireplaces however blends these traditional features with modern day specifications.

The **ground floor** extends to; entrance vestibule with storage cupboard, hallway with feature staircase, cloakroom, magnificent lounge with feature fireplace and open working fire, superb corncing and centre rose with a floor to ceiling picture window taking advantage of the sea views. There is a further public room to the front of the property with bay window and which currently accommodates a full sized snooker table, however would make a great sitting room/dining room and has excellent cornice detail, centre rose and feature fireplace. There is a study situated off the hall with large window to the side. Superb family sized dining kitchen which has recently been re-fitted to an exceptionally high standard with solid wood base and wall mounted units, wine chiller, American style fridge/freezer, centre island with good storage and 6 ring gas hob and fan assisted oven Rangemaster. The open plan dining area is extremely spacious and has two large windows with working shutters to the side of the property, excellent cornice detail and a fireplace. Situated off the kitchen/dining area is the utility room, downstairs bathroom and a fifth double bedroom. The hardwood conservatory is located off the utility room and is a real suntrap.

The **first floor** has four generously proportioned double bedrooms, the master benefiting from a bay window and further window to the side, cornice detail and a stunning five piece en-suite to include a separate shower cubicle, bath, wash hand basin, WC and bidet The master bedroom and bedroom two are situated to the front and benefit from breathtaking sea views. Beautifully presented shower room comprising double shower cubicle, wash hand basin and WC, the walls and floor are fully tiled. The property further boasts from gas central heating, partial double glazing, mature private gardens with vegetable plots and detached garage.

Viewing is highly recommended by the agents to appreciate the high standard of decorative finish and see what a lovely family home this would make.

Mountstuart Road is a highly 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.

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ROOM DIMENSIONS

Ground Floor

Ent Vestibule	1.187 x 1.252m
Hallway	4.509 x 6.531m
Cloakroom	1.225 x 2.583m
Lounge	5.145 x 5.763m
Sitting Room/Snooker Room	4.892 x 7.168m
Study	1.550 x 3.889m
Kitchen/Dining Room	5.056 x 8.142m
Store Room/Bedroom 5	2.686 x 4.696m
Utility Room	2.960 x 4.268m
Bathroom	1.578 x 2.331m
Conservatory	2.393 x 6.471m

First Floor

Master Bedroom	5.000 x 5.685m
En-suite Bathroom	2.900 x 3.540m
Bedroom Two	4.210 x 5.179m
Bedroom Three	2.971 x 4.008m
Bedroom Four	3.353 x 5.195m
Shower Room	1.414 x 3.792m

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

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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