



Detached Bungalow
Knapdale, Ardmory Road, Ardbeg, Isle of Bute
Offers Around - £173,000

Hannay Fraser & Co



SOLICITORS

HANNAY FRASER & CO

ESTATE AGENTS



Location & Description

Three bed, detached bungalow situated in an elevated and mature site within Ardmory Road and benefiting from partial sea views. The property is within the quiet residential area of Ardbeg and ideally situated for public transport, local post office and store.

The property comprises; entrance porch leading into kitchen which is fitted with a range of base and wall mounted units, gas hob, electric oven, integrated fridge and freezer, two generous cupboards one housing the washing machine and tumble dryer the other the dishwasher. Superb open plan living/dining area with sliding patio doors out on to balcony area. Excellent third bedroom situated off the open plan living/dining room which is currently being used as a study and also benefiting from partial sea views and an outlook over the garden.

There are two further double bedrooms, the master benefiting from fitted wardrobes, en-suite shower room and partial sea views. Family bathroom comprising shower cubicle with electric shower, bath, wash hand basin and WC.

The property further benefits from double glazing, gas central heating, basement storage, driveway, garage and private mature gardens.

Measurements

Entrance Vestibule	1.453 x 2.060m	Bedroom One	3.298 x 3.584m
Lounge	6.320 x 7.792m	En-suite	1.000 x 2.241m
Kitchen	2.989 x 3.036m	Bedroom Two	2.993 x 3.279m
Study /Bedroom 3	2.708 x 3.734m	Bathroom	2.876 x 2.981m
Rear Hallway	0.997 x 4.398m		

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

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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