



**Ground Floor, Main Door Apartment**  
**3 Pointhouse Crescent, Port Bannatyne, Isle of Bute**  
**Offers Over - £175,000**

**Hannay Fraser & Co**



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## Location & Description

Fabulous main door, ground floor apartment within impressive detached building situated on the seafront affording spectacular views towards the entrance to the Kyles of Bute, Ardmaleish and the Cowal Hills. The property is approximately 2 miles from the main town of Rothesay and half a mile from the village of Port Bannatyne. Located nearby to the property is a hotel/restaurant, Post Office, General Store and golf course.

The accommodation comprises; entrance vestibule, spacious hallway with excellent cornice detail and lots of character, fabulous bay window lounge with magnificent uninterrupted sea views, feature fireplace with living flame gas fire and shelved alcove area. Fitted dining kitchen to the rear with a range of base and wall mounted units, gas hob, electric oven, fridge/freezer, dishwasher, stainless steel sink and drainer and cupboard housing GCH boiler. Situated off the kitchen is a utility room with a range of wall units and a computer workstation area. There are three generously proportioned double bedrooms, the master benefiting from a well presented en-suite shower room. The bathroom comprises a bath with shower over, wash hand basin with storage below and WC.

The property further benefits from double glazing, gas central heating, private front and rear gardens, patio area, driveway and garden shed.

## Measurements

Ent Vestibule	1.298 x 1.828m	Bedroom One	4.254 x 5.065m
Hallway	3.683 x 9.679m	En-Suite	1.280 x 2.418m
Lounge	4.948 x 6.021m	Bedroom Two	2.582 x 4.635m
Dining Kitchen	4.326 x 4.684m	Bedroom Three	3.431 x 4.624m
Utility Room	1.535 x 4.472m	Bathroom	1.593 x 3.996m

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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