



**Ground Floor, Main Door Apartment**  
**40 Craigmore Road, Craigmore, Isle of Bute**  
**Offers Around £95,000**

**Hannay Fraser & Co**



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### Location & Description

Fabulous opportunity to acquire this main door, ground floor apartment within a traditional red sandstone tenement. The property has been re-roofed and re-wired and is situated within the highly desirable district of Craigmore and benefits from excellent public transport links to the main town of Rothesay.

The property comprises; shared entrance vestibule, hallway with storage cupboard, fabulous bay window lounge with breathtaking sea views, electric fire and surround, shelved press cupboard, cornice detail and centre rose. Excellent dining room which is situated off the kitchen, the kitchen comprises a range of base and wall mounted units, DG door to shared drying green, utility room with wall mounted unit, fridge/freezer, washing machine and cooker. Spacious double bedroom with window overlooking rear gardens. Well presented shower room comprising corner shower cubicle with electric shower, wash hand basin and WC.

The property further benefits from double glazing, gas central heating, shared drying green and private garden at the side and garden shed.

### Measurements

#### L Shaped Hallway

Lounge	4.459 x 6.168m
Kitchen	2.624 x 2.732m
Dining Room	3.266 x 3.472m
Utility Room	1.378 x 2.629m
Bedroom	3.503 x 3.747m
Shower Room	1.474 x 2.251m

#### Viewing

By Appointment through Hannay Fraser & Co

#### Council Tax

Band A

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**

[www.hannayfraser.co.uk](http://www.hannayfraser.co.uk)

E mail [property@hannayfraser.co.uk](mailto:property@hannayfraser.co.uk)



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