



**Detached Villa**  
**Lauryan, Eastlands Road, Isle of Bute**  
**Offers Around - £240,000**

**Hannay Fraser & Co**



SOLICITORS

HANNAY FRASER & CO

ESTATE AGENTS



SOLICITORS

HANNAY FRASER & CO

ESTATE AGENTS



## Location & Description

Hannay Fraser & Co are delighted to present to the market this truly stunning three bedroom, detached bungalow, built circa 2002. Lauryan is situated on an elevated site benefiting from sea views and has an 18 hole golf course, riding stables and a wonderful woodland walk right on its doorstep.

The property is finished to an extremely high standard and comprises; hallway with solid wood flooring and feature Italian staircase to upper accommodation, bay window lounge overlooking private front garden and sea views beyond, marble fireplace with electric fire. Fabulous dining kitchen with a range of base and wall mounted units, integrated dishwasher, stainless steel hob with hood over and oven, solid wood flooring, double timber/glass doors leading to conservator and a further door leading to the rear porch/utility room. Wonderfully proportioned master bedroom situated to the front, the second bedroom is situated to the rear and currently utilized as a dining room. Extremely well presented bathroom comprising bath, separate shower cubicle, wash hand basin and WC, tiled walls and floor. The conservatory is accessed off the kitchen making it an ideal room for sitting or dining.

The first floor comprises a superb double bedroom, a study/games room and a shower room. There is also good storage on this floor.

The property further benefits from double glazing, gas central heating, driveway, detached garage, decked area and private gardens to the front.

## Measurements

### Ground Floor

Hallway	
Lounge	4.717 x 5.223m
Kitchen	3.624 x 4.703m
Bed Two/Dining Room	3.314 x 3.634m
Master Bedroom	4.104 x 4.162m
Conservatory	2.826 x 3.177m

### First Floor

Bedroom Three	4.367 x 4.731m
Study/Bed 4	2.438 x 5.046m
Shower Room	1.650 x 1.902m

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

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)



SOLICITORS

HANNAY FRASER & CO

ESTATE AGENTS