



Main Door, Ground Floor Apartment
14 High Road, Port Bannatyne, Isle of Bute
Fixed Price - £125,000

Hannay Fraser & Co



SOLICITORS

HANNAY FRASER & CO

ESTATE AGENTS



Location & Description

Main door, ground floor apartment within substantial semi detached property having oodles of character and is beautifully presented. Situated in a quiet residential area, approximately 2 miles from Rothesay town centre and half a mile from the village of Port Bannatyne.

The property comprises, spacious entrance vestibule with tiled floor and cornice detail, hallway with great character and a walk-in cloakroom. Fabulously presented bay window lounge with intricate cornice detail and centre rose, living flame gas fire with surround, alcove with storage below. Dining sized kitchen to the rear with a range of base and wall mounted units, gas hob, electric oven, cupboard housing upright fridge/freezer, washing machine and double glazed door providing access to the rear porch/back garden. Excellent master bedroom benefiting from fitted wardrobes, two further double bedrooms, one of which is currently used as a sitting room with the dining room situated off via an archway. The bathroom comprises bath with shower over, wash hand basin and WC and floor to ceiling tiled walls.

The property further benefits from partial double glazing, gas central heating, private garden/patio area to the front with shared drying green at the rear and excellent basement accommodation which could potentially be internally connected to the apartment.

Measurements

Ent Vest	1.378 x 1.749m
Hallway	1.183 x 8.008m
Lounge	4.143 x 5.347m
Kitchen	3.291 x 4.438m
Bed One	2.959 x 5.700m
Bed Two	2.768 x 4.222m
Bed Three/Sitting Room	2.772 x 3.010m
Dining Room	1.773 x 3.311m

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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Dining Kitchen



Dining Room



Bedroom One



Bedroom Two