



Ground Floor Flat
71 Ardbeg Road, Ardbeg, Isle of Bute
Offers Around - £100,000

Hannay Fraser & Co



Location & Description

Spacious, main door, ground floor flat within this substantial detached building. The property is situated in the quiet residential area of Ardbeg with post office, general store, public transport and seafront within walking distance.

The property provides a traditional layout comprising, entrance vestibule, spacious reception hall with large storage cupboard, generously proportioned lounge with electric fire and surround. Fitted kitchen to the rear with a range of base and wall mounted units, electric cooker, washing machine and fridge/freezer. There are two generously proportioned double bedrooms, one situated to the front the other to the rear and both benefiting from fitted wardrobes. The shower room consists of a shower cubicle with electric shower, wash hand basin and WC, tiled floor and partially tiled walls.

The property further benefits from double glazing, gas central heating, private front garden, private patio area to the side and shared garden to the rear.

Measurements

Ent Vestibule	1.310 x 1.486m
Hall	1.510 x 3.860m
Lounge	3.773 x 4.743m
Kitchen	2.482 x 2.987m
Bedroom One	3.535 x 4.426m
Bedroom Two	3.238 x 4.302m
Shower Room	1.675 x 2.560m

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

Whilst we endeavor 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

E mail property@hannayfraser.co.uk