



Second Floor Flat
6A Ardbeg Road, Ardbeg, Isle of Bute
Offers Around £120,000

Hannay Fraser & Co



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Location & Description

Beautifully presented second floor flat situated in this quiet residential location within walking distance of Rothesay town centre and the Village of Port Bannatyne. The property retains a wealth of original features to include cornice detail, skirtings and doors.

The property is entered at the rear and via an internal staircase and comprises a spacious hallway with storage cupboard, fabulous bay window lounge with panoramic sea views, living flame gas fire and surround. Excellent dining kitchen to the rear with a range of base and wall mounted units, integrated fridge and freezer, gas hob, electric oven, space for washing and dishwasher. Two generously proportioned double bedrooms, one situated to the front taking advantage of the sea views. There is a third bedroom which is currently utilised as a dining room. Recently fitted shower room comprising double shower cubicle, wash hand basin with vanity unit below, storage cupboard and WC, fully tiled walls and floor.

The property further benefits from gas central heating, double glazing, shared drying green and outside store.

Measurements

Hallway	2.373 x 2.824m
Lounge	4.517 x 5.059m
Kitchen	2.644 x 4.103m
Dining Room/Bed 3	2.363 x 2.527m
Bedroom One	3.755 x 3.958m
Bedroom Two	2.883 x 4.398m
Shower Room	1.399 x 2.495m

Viewing

By Appointment through Hannay Fraser & Co

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.

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