



**Second Floor Flat**  
**Bloomfield, Kilchattan Bay, Isle of Bute**  
**offers over £85,000**

**Hannay Fraser & Co**



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## Location & Description

Fabulously presented second floor flat within traditional tenement building situated in the village of Kilchattan Bay on the south side of the Island. Kilchattan Bay is located approximately eight miles from Rothesay town centre and the village has a post office/general store, hotel and there are also excellent walks, fishing and a golf course all nearby.

The property has been fully refurbished and comprises; hallway with storage cupboard, excellent bay window lounge with stunning panoramic sea views, modern fitted kitchen with a range of base and wall units, electric hob and oven, space for washing machine and fridge with bay window overlooking rear garden. There are two double bedrooms, one situated to the front taking advantage of the sea views and the other to the rear, both benefiting from bay windows. Beautifully presented shower room with corner shower cubicle, electric shower, wash hand basin and WC, the walls are fully tiled and there is excellent natural daylight provided by the velux window.

The property further benefits from double glazing, two cellars, shared drying green and wash house.

## Measurements

Hallway	1.465 x 3.437m
Lounge	3.995 x 4.405m
Kitchen	3.036 x 3.379m
Bedroom One	4.339 x 4.407m
Bedroom Two	3.183 x 3.207m
Shower Room	2.020 x 2.346m

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.

**Telephone Hannay Fraser & Co on 01700 503 112**

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