



Detached House
Old Police Station, Kingarth, Isle of Bute
offers around £190,000

Hannay Fraser & Co





Location & Description

Unique opportunity to acquire this former Police Station which was built in 1878 and which has since been converted into a two bed family home. Kingarth is located approximately seven miles from Rothesay town centre and is a 5 minute walk from the village of Kilchattan Bay which has a post office/general store, hotel and there are also excellent walks, fishing and a golf course all nearby.

The property comprises on the Ground Floor; hallway, lounge with windows to the front and side, feature fireplace which is of Cornish slate and stone with a living flame gas fire, cornice detail and large walk-in storage cupboard. Fabulous dining kitchen with a range of base and wall mounted units, electric hob and double oven, space for an upright fridge/freezer, triple aspect window to the front and two further windows to the side. Also on this level is a utility room with plumbing for a washing machine and a separate WC apartment.

The First Floor has a wonderfully spacious master bedroom benefiting from two velux windows to the front of the property with stunning views the second bedroom is also a fabulous double bedroom and also has excellent sea views. The bathroom is extremely spacious and comprises a large double shower cubicle with electric shower, bath, wash hand basin and WC with window to the rear.

The property further benefits from partial double glazing, oil fired central heating, driveway, magnificent private walled garden to the rear and private front gardens.

Measurements

Ground Floor

Hallway	1.085 x 7.914m
Lounge	4.392 x 4.640m
Kitchen	3.605 x 5.105m
Utility Room	1.241 x 2.241m
WC Apartment	1.315 x 1.351m

First Floor

Bedroom One	3.517 x 5.319m
Bedroom Two	2.981 x 4.653m
Bathroom	2.391 x 4.633m

Viewing
Council Tax

By Appointment through Hannay Fraser & Co
Band C

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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SOLICITORS

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