



Quarter Villa
Kiln Villa, Kilchattan Bay, Isle of Bute
offers over £175,000

Hannay Fraser & Co



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Location & Description

Fabulously presented upper quarter villa 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 extensively refurbished to an extremely high standard and comprises; entrance vestibule with storage cupboards, reception hall with access hatch to loft space via a pull down ladder, fabulous bay window lounge with stunning panoramic sea views, cornice detail and an open working fire with surround. Modern fitted dining kitchen with a range of base and wall mounted units, electric hob and oven, integrated fridge and freezer, plumbing for a dishwasher and washing machine. There are three double bedrooms, two of which are located to the front of the property and benefiting from the sea views. Excellent fitted shower room with double shower cubicle, wash hand basin and WC, there is also a separate WC apartment.

The property further benefits from recently installed double glazing, oil fired central heating, private cellar, shared washhouse and drying green, detached garage. Viewing of this property is highly recommended.

Measurements

Ent Vestibule	1.529 x 3.095m
Hallway	1.993 x 4.423m
Lounge	4.359 x 5.394m
Kitchen	3.216 x 3.521m
Bedroom One	2.830 x 4.149m
Bedroom Two	2.329 x 4.023m
Bedroom Three	2.575 x 2.785m
Shower Room	1.108 x 3.220m
WC Apartment	0.789 x 1.301m

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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