



Upper Quarter Villa
2 Crichton Road, Rothesay, Isle of Bute
Offers Around £133,000

Hannay Fraser & Co



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Location & Description

Spacious upper floor of semi detached Victorian villa situated on an elevated site in the highly desirable area of Craigmore. The property boasts a wealth of original features to include high skirting boards, original doors and ornate cornice detail. The sea views from the property are fabulous looking up Loch Striven and towards The Kyles of Bute. The house is located on a no through road so traffic is minimal.

The property is accessed via a concrete staircase to the side of the property and comprises an entrance vestibule with excellent storage cupboards, spacious hallway with large walk-in cupboard/box room. Fabulous lounge with stunning sea views, intricate cornice detail, marble fire surround and gas fire. Fitted kitchen with a range of base and wall mounted units, gas hob, electric oven, space for washing machine and fridge/freezer. There are two double bedrooms, one situated to the front the other to the rear. The bathroom has a bath with shower over, shower screen, wash hand basin and WC, walls are fully tiled.

The property further benefits from gas central heating, partial double glazing, partially floored loft space and private back garden with summer house. The garden backs onto open fields and woodland.

Measurements

Ent Vestibule	1.478 x 3.085m
Hallway	2.943 x 3.277m
Lounge	4.652 x 4.891m
Kitchen	3.006 x 3.269m
Bedroom One	3.326 x 3.899m
Bedroom Two	3.367 x 3.604m
Bathroom	1.530 x 2.260m

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

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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