



Main Door, Ground & Basement Apartment
Glenearn, Mountstuart Road, Isle of Bute
Offers Around £150,000

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Location & Description

Extremely spacious main door, ground and lower ground floor apartment situated within this detached Victoria Villa on the seafront and benefiting from uninterrupted sea views. The property is ideally situated for all amenities to include public transport and is within walking distance of the main town of Rothesay.

The property itself comprises; shared entrance vestibule, spacious reception/dining hall accessing all rooms and also a door leading to the basement accommodation. Fabulous bay window lounge with stunning sea views, electric fire and surround. Newly fitted kitchen with a range of base and wall mounted units, space for a cooker, and washing machine with window overlooking private garden area. Excellent sitting room/study with French doors leading to private patio area. There are three generously proportioned double bedrooms, the master being situated to the front and benefiting from wonderful sea views, a bay window and intricate cornice detail. The bathroom comprises a bath with shower over, wash hand basin, WC and bidet.

The property also has the added benefit of a large basement area which could be transformed into a separate flat and accessed from the rear of the property. Alternatively it would make an ideal “granny flat” or wonderful children’s den.

The property further benefits from secondary glazing, private off road parking, detached garage, private patio area and gardens to the rear and a shared drying green

Measurements

L Shaped Hallway	
Lounge	4.760 x 6.174m
Kitchen	3.548 x 4.026m
Sitting Room/Study	3.554 x 4.057m
Bedroom One	4.714 x 6.172m
Bedroom Two	4.222 x 4.341m
Bedroom Three	2.245 x 4.505m
Bathroom	2.376 x 3.262m

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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