



Ground Floor, Main Door Flat
3 Wyndham Park, Ardbeg, Isle of Bute
Offers Around - £88,000

Hannay Fraser & Co



Location & Description

Spacious, main door, two bed, ground floor flat within two storey building. The property is situated in an idyllic spot within the quiet residential area of Ardbeg and has a post office, general store, public transport and the seafront right on its doorstep.

The property provides a traditional layout comprising; entrance vestibule, spacious reception hall with large storage cupboard and door providing access to the rear drying green. Generously proportioned bay window lounge, living flame gas fire, intricate cornice detail and centre rose. Excellent dining size kitchen situated to the rear of the property currently comprising base and wall mounted units, fridge/freezer, tumble dryer and washing machine. There are two double bedrooms, one situated to the front of the property and the other to the side. The bathroom comprises a bath with shower over, wash hand basin and WC. The kitchen and bathroom could do with being re-fitted.

The property further benefits from double glazing, gas central heating, private front garden, shared drying green and outbuilding to the rear.

Measurements

Ent Vestibule	
Hall	1.267 x 7.687m
Lounge	3.909 x 5.299m
Kitchen	3.659 x 3.812m
Bedroom One	2.583 x 5.264m
Bedroom Two	3.035 x 4.466m
Bathroom	1.479 x 2.383m

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

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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