



Upper Villa
83 Ardbeg Road, Ardbeg, Isle of Bute
Offers In the Region of - £45,000

Hannay Fraser & Co



Location & Description

Fantastic opportunity to purchase this upper villa benefiting from its own private entrance to the rear of the property, situated in the quiet residential area of Ardbeg with a post office and general store and public transport on its doorstep. The property does require upgrading.

The property comprises; spacious hallway providing access to all rooms. Bay window lounge situated to the front with partial sea and hill views, feature fireplace and storage cupboard. There is a superb sized dining There are two generously proportioned double bedrooms, both benefiting from fireplaces. There is a third bedroom which would also make an ideal study/office. The bathroom comprises a bath, wash hand basin and WC with velux window to the rear.

The property benefits from secondary glazing, gas central heating and private garden area at the rear.

Measurements

Hallway	
Lounge	4.003 x 5.288m
Kitchen	3.571 x 3.890m
Bedroom One	3.557 x 4.477m
Bedroom Two	2.735 x 3.986m
Bedroom Three	3.557 x 4.477m
Bathroom	1.037 x 2.851m

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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