



**Detached Bungalow**  
**11 Wyndham Park, Ardbeg, Isle of Bute**  
**Offers Around £140,000**

**Hannay Fraser & Co**



## Location & Description

Rare opportunity to acquire this detached, stone built bungalow in an idyllic residential area with an open outlook over Ardbeg Bowling Green.

The property comprises; entrance vestibule, spacious hallway with storage cupboard and access hatch to partially floored loft space. Generously proportioned lounge with twin aspect windows to the front and further single window to the side, fireplace with living flame gas fired and a shelved alcove area. There is a large sitting/dining room situated to the rear of the property overlooking the rear gardens and benefiting from a fireplace with living flame gas fire and door leading into kitchen. The kitchen has a range of base and wall mounted units, gas cooker, washing machine and fridge with a double glazed door providing access to the back garden. There are two double bedrooms, one situated to the front and benefiting from a bay window, the other to the rear of the property. The bathroom is well presented and comprises a bath, wash hand basin and WC with fully tiled walls and floor.

The property further benefits from double glazing, gas central heating, private front and rear gardens, greenhouse, drive-way and detached garage.

## Measurements

Ent Porch	
Hallway	3.356 x 5.843m
Lounge	3.824 x 5.671m
Kitchen	2.047 x 4.078m
Dining Room	4.174 x 5.862m
Bedroom	3.738 x 5.062m
Bedroom Two	3.386 x 3.934m
Bathroom	1.411 x 2.710m

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

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.

Telephone Hannay Fraser & Co on 01700 503112

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