



Detached Cottage
Bogany Cottage, 1 Bogany Road, Isle of Bute
Fixed Price - £175,000

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Location & Description

A truly rare opportunity to acquire this two bed, detached, recently completed cottage set within its own private grounds and benefiting from sea views. Bogany Road is ideally situated for public transport and is within walking distance of Rothesay town centre.

The property comprises; hallway with storage cupboard, open plan living room/kitchen with characterful wooden beams, a log burning fire, twin aspect windows to the front benefiting from sea views and velux windows to the rear providing excellent natural daylight. The kitchen area comprises a range of base and wall mounted units, integrated fridge/freezer, washing machine, gas hob and electric oven. There are two double bedrooms, one situated to the front and benefiting from sea views, the other to the rear of the property with a window to the side overlooking the private, enclosed lawned garden. The bathroom is well presented and comprises a bath with mains operated shower over, shower screen, wash hand basin and WC, tiled floor and part tiled walls.

The property further benefits from double glazing, gas central heating, driveway, parking area and private gardens.

Measurements

Hallway	1.418 x 4.373m
Lounge/Kitchen	4.143 x 6.133m
Bedroom One	2.933 x 4.223m
Bedroom Two	3.109 x 4.221m
Bathroom	1.833 x 2.186m

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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