



**Semi Detached House**  
**15A Wyndham Park, Ardbeg, Isle of Bute**  
**Offers Around £110,000**

**Hannay Fraser & Co**



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## Location & Description

Beautifully presented semi detached house in an idyllic residential spot close to all amenities and seafront. The property offers a flexible layout on the ground floor and viewing is highly recommended by the agents.

The property comprises; entrance porch, hallway with storage cupboard housing GCH boiler, well presented lounge with feature fireplace and gas fire, impeccably presented kitchen comprising white high gloss base and wall units, integrated fridge/freezer, dishwasher and washing machine, gas hob and electric oven. Accessed off the kitchen are two rooms, one of which is currently utilized as a bedroom the other as a dining room in turn providing access to the private garden.

**First Floor;** landing with access hatch to floored loft space and large storage cupboard, two generously proportioned double bedrooms and beautifully presented bathroom comprising bath with shower over, shower screen, WC and wash hand basin, walls are tiled from floor to ceiling..

The property further benefits from double glazing, gas central heating, private front and rear garden, decking area, drying green and garden shed.

### Ground Floor

Entrance Porch	1.156 x 1.475m
Hallway	1.550 x 2.566m
Lounge	3.502 x 5.731m
Kitchen	2.957 x 2.985m
Utility Room	2.196 x 2.847m
Dining Room	2.862 x 3.211m

### First Floor

Bedroom One	2.817 x 4.187m
Bedroom Two	2.783 x 4.184m
Bathroom	1.676 x 2.346m

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 when we will endeavour to assist you in any way possible.

Telephone Hannay Fraser & Co on 01700 503112

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