



Ground & Lower Ground Floor Conversion
Bogany House, 32 Mountstuart Road, Rothesay, Isle of Bute
offers around £249,950

Hannay Fraser & Co



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Description

Hannay Fraser & Co are delighted to present to the market this magnificent main door, ground and lower ground floor conversion within a substantial and attractive, detached Georgian villa built in the late 1700's. It is believed this property was built as a guest house for Mount Stuart House and was the first to be built on Mountstuart Road. The views from the property are breathtaking looking up Loch Striven, Kyles of Bute and over Rothesay Bay.

The property extends to; spacious entrance vestibule, stunning hallway with original cornice, two wonderful public rooms both benefiting from bay windows, stunning views, intricate cornice detail and feature fireplaces. The sitting room has a spiral staircase accessing the study/games room. Fitted dining kitchen to the rear with a range of base and wall mounted units, integrated dishwasher, washing machine, fridge/freezer, double electric oven, gas hob with stainless steel cooker hood over, tiled splash back and floor with French doors providing access to the private courtyard. There are three generously proportioned double bedrooms, one of which has an en-suite bathroom comprising shower cubicle with mains operated shower, bath, wash hand basin and WC, fully tiled walls and floor. Impressive shower room with shower cubicle, mains operated shower, wash hand basin and WC, fully tiled walls and floor.

The lower ground floor accommodation comprises a study/games room accessed via the spiral staircase from the sitting room or a door to the side of the property. The second lower ground floor room which would make an ideal workshop is accessed separately externally.

The property further benefits from a new roof, refurbished original windows, gas central heating, stone chipped driveway, fabulous private cobbled courtyard area, car port for three cars and an elevated terraced area.

Telephone Hannay Fraser & Co on 01700 503 112

www.hannayfraser.co.uk

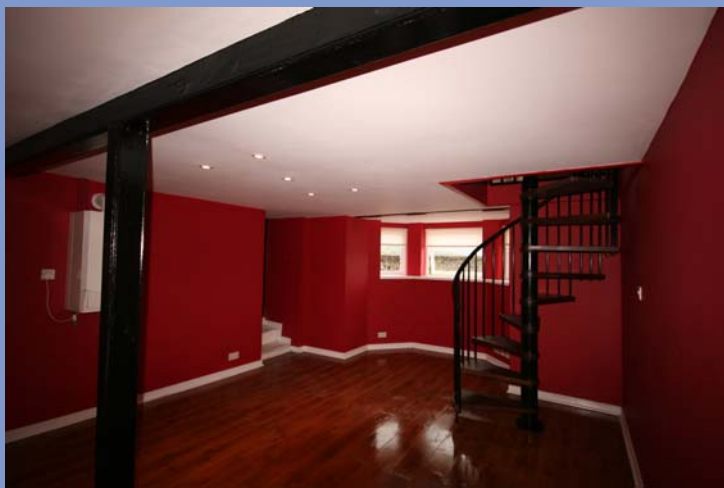
E mail property@hannayfraser.co.uk



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ROOM DIMENSIONS

Entrance Vestibule	1.284 x 1.988m
Hallway	1.967 x 7.589m
Lounge	5.234 x 6.978m
Drawing Room	4.617 x 6.387m
Kitchen	3.828 x 4.426m
Bedroom One	3.249 x 4.802m
Bedroom Two	3.507 x 4.528m
En-Suite Bathroom	1.802 x 3.318m
Bedroom Three	2.946 x 3.940m
Shower Room	1.686 x 2.398m

Lower Ground Floor
Study/Games Room 4.189 x 5.941m

Vendors Clients of Hannay Fraser & Co
Viewing By Appointment through Hannay Fraser & Co
Council Tax Band C

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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