



Semi Detached Victorian Villa
Hillpark, Eastlands Road, Rothesay, PA20 9JZ
Offers Around £315,000

Hannay Fraser & Co



SOLICITORS

HANNAY FRASER & CO

ESTATE AGENTS



SOLICITORS

HANNAY FRASER & CO

ESTATE AGENTS



SOLICITORS

HANNAY FRASER & CO

ESTATE AGENTS



Location & Description

Hannay Fraser & Co are delighted to present to the market this truly magnificent semi detached Victorian villa situated on an elevated site and benefiting from panoramic sea views, private driveway and gardens. The property has many original features to include cornices, centre roses, cupola, doors, skirtings and fireplaces however blends these traditional features with modern day specifications.

The **ground floor** extends to; large entrance vestibule with tiled floor, spacious hallway with cornice detail, feature staircase, archway and cloakroom, fabulous bay window sitting room with feature fireplace and living flame gas fire, intricate cornicing and centre rose also benefiting from sea views. The dining room is also situated to the front however this could be utilized as a fourth bedroom if required. Excellent family sized dining kitchen which is entered via double doors from the hallway and comprises a range of base and wall mounted units, gas hob, eye level double oven, American style fridge/freezer (not included), space for fridge, tumble dryer and washing machine and a large pantry cupboard, there is a timber/glass entrance door providing access to the rear porch and in turn the back garden. Well fitted shower room comprising double shower cubicle, WC and wash hand basin with fully tiled walls.

First floor; Spacious, bright landing with shelved linen cupboard, cornice detail and cupola above staircase. Truly magnificent drawing room with breathtaking sea views from the bay window and additional side window, intricate cornice detail/centre rose and stunning fireplace. There are three generously proportioned double bedrooms, the master situated to the front and therefore benefiting from stunning sea views, the further two double bedrooms to the rear with windows overlooking back garden.

The property further boasts from double glazing, gas central heating, private drive-way with ample car parking space, private gardens, an outhouse which has been converted into a summer house with patio doors to patio area and a garden shed.

Eastlands Road is a highly sought after location in which to stay and is a short distance to amenities available within Rothesay. These include bars, shops, restaurants and day to day supermarkets. Sporting and recreational facilities include a cinema, swimming pool, castle, museum and three golf courses. A ferry leaves approximately every 45 minutes to Wemyss Bay where good transport links can be found to Glasgow and Ayrshire.

Telephone Hannay Fraser & Co on 01700 503 112

www.hannayfraser.co.uk

E mail property@hannayfraser.co.uk





ROOM DIMENSIONS

Ground Floor

Ent Vestibule	2.580 x 3.288m
Hallway	3.674 x 4.993m
Sitting Room	4.537 x 6.016m
Dining Room	2.476 x 4.668m
Kitchen	3.855 x 4.095m
Dining Area	2.476 x 4.668m
Shower Room	1.919 x 2.126m

First Floor

Drawing Room	4.919 x 6.026m
Master Bedroom	3.883 x 4.541m
Bedroom Two	3.946 x 4.169m
Bedroom Three	4.479 x 4.600m
Bathroom	1.853 x 3.193m

Vendors Clients of Hannay Fraser & Co
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 503 112

www.hannayfraser.co.uk

E mail property@hannayfraser.co.uk