



First Floor Flat
Kyle Bank, 43 Ardbeg Road, Ardbeg, Isle of Bute
Offers Around - £75,000

Hannay Fraser & Co



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Location & Description

Spacious, first floor flat within a block of four flats situated to the rear of Ardbeg Road. The property benefits from sea views and is ideally located for public transport.

The property provides a traditional layout comprising, entrance vestibule, spacious hallway, generously proportioned lounge with twin aspect windows to the front with excellent sea views, living flame gas fire and alcove area. Dining sized kitchen to the rear with a range of base and wall mounted units, electric cooker, fridge/freezer and space for a washing machine, tiled splash back and tile effect laminate flooring. There are two double bedrooms, one situated to the front with sea views, the other to the rear with window overlooking drying green. Spacious shower room with double shower cubicle, electric shower, WC and wash hand basin and partially tiled walls.

The property further benefits from double glazing, gas central heating and a shared drying green.

Measurements

Ent Vestibule	1.160 x 0.973m
U Shaped Hallway	
Lounge	4.282 x 4.653m
Kitchen	3.327 x 4.158m
Bedroom One	3.238 x 4.285m
Bedroom Two	2.805 x 3.133m
Shower Room	2.090 x 2.746m

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

Whilst we endeavor 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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