



**Semi Detached Villa**  
**2 Knockanreoch, Rothesay, Isle of Bute, PA20 0RA**  
**Fixed Price £125,000**

**Hannay Fraser & Co**



### **Location & Description**

This modern development comprises two detached and 4 semi detached villas and sits on an elevated site within walking distance of Rothesay town centre.

The property comprises on the **Ground Floor** entrance vestibule with cloakroom, spacious hallway accessing all downstairs rooms with staircase leading to upper floor. Generously proportioned lounge with French doors leading to dining area and having twin aspect windows to the front. Bright dining sized kitchen with a range of base and wall mounted units, electric hob and oven, the utility room provides plumbing for an automatic washing machine, tumble dryer and fridge/freezer with a double glazed door accessing the rear garden which has been decked. WC apartment with wash hand basin and WC. There is a further room on this floor which could be utilised as a fourth bedroom or a further sitting room/study.

**First Floor;** There are three double bedrooms all benefiting from fitted wardrobes and a bathroom comprising bath with shower over, shower screen, wash hand basin and WC.

The property further benefits from double glazing, gas central heating, private front and back gardens.

### **Measurements**

#### **Ground Floor**

Ent Vest	1.130 x 1.239m
Hallway	2.270 x 3.724m
Lounge	4.001 x 5.013m
Kitchen/Dining	2.713 x 6.467m
Bed 4	2.950 x 3.639m
Utility Room	1.696 x 2.831m
WC Apartment	1.048 x 1.685m

#### **First Floor**

Bedroom One	3.495 x 5.412m
Bedroom Two	4.006 x 4.169m
Bedroom Three	2.370 x 3.996m
Bathroom	1.781 x 2.388m

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

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**

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