



**Detached House**  
**Alton, 5 Ardmory Road, Rothesay, Isle of Bute**  
**Fixed Price - £228,000**

**Hannay Fraser & Co**



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### Location & Description

Fabulous, spacious, detached family home offering a flexible layout and benefiting from 4/5 double bedrooms. The property has magnificent stained glass windows throughout the property and is ideally situated for public transport, local retail shop and post office.

The property comprises; **Ground Floor;** Entrance vestibule, spacious hallway with staircase leading to upper floor and storage beneath. Generously proportioned bay window lounge with gas fire and surround, dining room situated to the front with twin aspect windows and which could be used as a fifth bedroom, large dining size kitchen to the rear with large walk-in pantry cupboard and a further storage cupboard, door providing access to the rear garden. Large bathroom comprising cast iron bath with shower over, wash hand basin and WC.

**First Floor;** Four magnificent double bedrooms on this level, the master benefiting from a bay window, partial sea views, and an open fireplace. WC apartment comprising wash hand basin and WC with a stained glass porthole window.

The property further benefits from partial gas central heating, driveway, attached garage, private front and rear gardens and basement storage to the rear.

### Ground Floor

Entrance Vestibule	0.751 x 1.535m
Hallway	4.236 x 4.265m
Lounge	3.987 x 5.970m
Dining Room	3.695 x 3.702m
Kitchen	3.373 x 4.775m
Bathroom	2.324 x 3.216m

### First Floor

Master Bedroom	4.843 x 5.494m
Bedroom Two	2.421 x 3.513m
Bedroom Three	3.762 x 4.886m
Bedroom Four	3.774 x 4.849m
WC Apartment	1.233 x 2.440m

Viewing - By Appointment through Hannay Fraser & Co

Council Tax Band F

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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