



Ground Floor & Basement Apartment
Montgomerie House, 62 Mountstuart Rd, Rothesay, Isle of Bute
Offers Around £170,000

Hannay Fraser & Co



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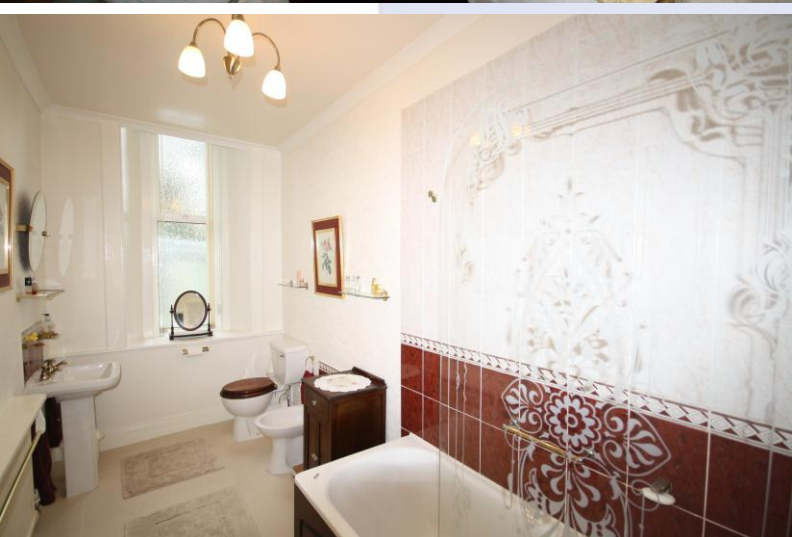
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Location & Description

Ground and lower ground floors of a substantial and attractive semi detached villa situated in the highly desirable area of Craigmore. The property boasts a wealth of original features to include high skirting boards, original doors and intricate cornice detail. The property has magnificent sea views over the Clyde Estuary, towards the Cowal Hills and Ayrshire coastline.

The property comprises; spacious entrance vestibule and hallway with two excellent storage cupboards. Fabulous bay window lounge with intricate cornice detail and centre rose, living flame gas fire and marble surround and benefiting from sea views. Spacious dining room with shelved press cupboard, window to the rear with a door to the lower ground floor and a further door to the kitchen. Modern fitted kitchen with a range of base and wall mounted units, range cooker, integrated dishwasher, washing machine and space for an upright fridge/freezer. There is a door direct from the kitchen into the conservatory and private garden area to the rear. Two generously proportioned double bedrooms, one situated to the front with the other to the rear. Well presented bathroom with shower over bath, shower screen, wash hand basin, bidet and WC.

The lower ground floor is separated into several rooms, one of which is currently used as an office the other rooms as storage. This area could easily be converted into children's bedrooms and has two porthole windows to the front elevation.

The property further benefits from double glazing, gas central heating, private front and rear garden, outside store and a shared driveway with exclusive parking space for a minimum of two cars.

Ground Floor

Entrance Vestibule	1.857 x 2.362m
Hallway	6.617 x 2.575m
Lounge	4.498 x 6.325m
Master Bedroom	4.041 x 5.141m
Bedroom Two	2.941 x 3.904m
Bathroom	1.769 x 3.846m
Dining Room	3.415 x 3.625m
Kitchen	2.775 x 4.660m
Conservatory	2.245 x 2.975m

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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