



Detached Victorian Villa  
Eastlands, Eastlands Road, Rothesay, Isle of Bute  
Offers Around - £265,000

Hannay Fraser & Co



SOLICITORS

HANNAY FRASER & CO

ESTATE AGENTS



SOLICITORS

HANNAY FRASER & CO

ESTATE AGENTS



### **Description**

Hannay Fraser & Company are delighted to present to the market this impressive detached Victorian villa situated on an elevated site in the highly sought after area of High Craigmore. The property boasts a wealth of original features to include windows, fireplaces, doors, skirting and intricate cornice detail and has lovely woodland walks on its doorstep.

The property extends on the **Ground Floor** to: spacious entrance vestibule, impressive hallway with cornice detail and original staircase providing access to the upper floor. Fabulous bay window lounge with intricate cornice detail, feature fireplace with living flame gas fire and a shelved press cupboard. There are a further two public rooms, one being used as a dining room and the other as an art room/sitting room, both of which benefit for feature fireplaces. Dining sized kitchen with a range of base and wall mounted units, electric hob, double oven, integrated cooker hood and with two windows to the side overlooking woodland. This level also provides a pantry room with original cupboard, spacious utility room and WC apartment.

**First Floor:** This floor comprises four double bedrooms and a beautifully presented bathroom. The master bedroom is exceptionally spacious and has a bay window with excellent sea views. The third and fourth bedrooms are good double bedrooms, situated to the rear of the property, one of which is currently used as a study and has sea views. The bathroom comprises bath with shower over, shower screen, wash hand basin and WC with a feature arch window.

The property further benefits from refurbished sash and case windows, gas central heating, outbuildings, garden shed and stone chipped driveway with ample parking space for 3-4 cars. The wonderful private garden at the rear is enclosed and benefits from mature shrubbery and a patio area.



**Telephone Hannay Fraser & Co on 01700 503 112**

[www.hannayfraser.co.uk](http://www.hannayfraser.co.uk)



SOLICITORS

HANNAY FRASER & CO

ESTATE AGENTS



## ROOM DIMENSIONS

### Ground Floor

Entrance Vestibule	1.563 x 1.978m
Hallway	2.567 x 6.715m
Lounge	4.310 x 6.035m
Dining Room	3.701 x 4.071m
Sitting Room/Art Room	3.877 x 4.592m
Kitchen	3.885 x 4.648m
Pantry	2.093 x 2.270m
Utility Room	3.032 x 3.228m
WC Apartment	1.084 x 1.745m

### First Floor

Bedroom One	4.184 x 5.703m
Bedroom Two	3.886 x 4.877m
Bedroom Three	3.497 x 3.888m
Bedroom Four	3.523 x 3.736m
Bathroom	2.102 x 3.208m

Vendors	Mr & Mrs New
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**

[www.hannayfraser.co.uk](http://www.hannayfraser.co.uk)