



**Detached Villa**  
**Kintara, Arden Craig Lane, High Craigmores, Isle of Bute**  
**offers around £235,000**

**Hannay Fraser & Co**



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## Description

Kintara was built in 1989 and is a three bedroom detached villa with integral garage and wonderful mature, private garden grounds. The house has the added bonus of a first floor balcony accessed via patio doors from the lounge with a potting shed underneath. The house enjoys an elevated position and benefits from excellent sea and hill views.

The accommodation is over three levels and comprises; **First Floor;** Fabulous, bright and airy lounge with windows to the front and back with patio doors providing access onto a balcony which has ample space for a table and chairs or indeed sun loungers. Dining sized kitchen, the kitchen comprising a range of base and wall mounted units, integrated fridge/freezer, microwave, electric oven and hob and a dishwasher. A breakfast bar area divides the kitchen and dining space. There is also a WC apartment on this level.

**Middle Floor;** Hallway with cloakroom and door accessing garage. Generously proportioned four piece bathroom comprising bath with shower over, shower screen, bidet, WC and wash hand basin. Utility room with stainless steel sink and drainer and plumbing for washing machine, shower cubicle with electric shower.

**Lower Ground Floor;** two double bedrooms both of which benefit from fitted furniture and sea views, the third bedroom is currently a single bedroom but could easily be converted into a double. There is excellent storage on this level with four large walk-in cupboards.

The property further benefits an electronically controlled up and over door access the garage, driveway, garden shed, potting shed, wonderful mature gardens and ample off road parking.

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## ROOM DIMENSIONS

### Mid Floor

Hallway	2.235 x 4.038m
Bathroom	2.479 x 2.707m
Utility Room	1.408 x 2.699m

### First Floor

Lounge	4.128 x 4.183m
Kitchen/Diner	3.576 x 5.655m
WC Apartment	1.257 x 1.360m

### Lower Ground Floor

Bedroom One	3.314 x 4.186m
Bedroom Two	2.003 x 2.899m
Bedroom Three	3.353 x 4.179m

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.

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