



Detached House & Grounds  
Scoulag Butts, Kingarth, Isle of Bute, PA20 9NX  
offers over £330,000

Hannay Fraser & Co



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## Description

Hannay Fraser & Co are delighted to present to the market a very rare opportunity on the Island of Bute to acquire a truly rural detached property situated on Scoulag Moor approximately 6 miles from Rothesay town centre. The property basks in open countryside where peace and tranquillity are second to none.

The property extends to; entrance vestibule, hallway with large cloakroom which provides an access hatch to the loft space. Magnificent lounge with open working fire and brick surround, two windows to the rear of the property and one to the front with a timber/glass panelled door providing access to the open plan kitchen/sitting room. The hub of the house is this magnificent open plan sitting/kitchen which really is country living at its best with an open working fire. The kitchen provides a range of base and wall mounted units, integrated fridge/freezer, electric cooker, dishwasher and tiled splashback. Located off the kitchen is a rear porch/utility room with plumbing for a washing machine and tumble dryer. There are three double bedrooms, two of which benefit from fitted wardrobes and all of them benefiting from a countryside outlook. The bathroom comprises a bath, wash hand basin and WC and the shower room comprise a shower cubicle, wash hand basin and WC. There is an excellent storage cupboard in the hallway.

The property further benefits from double glazing, an air heating system which also acts as air conditioning in the summer months, open working fires, driveway suitable for a minimum of 4 cars, stables and tack room, outbuildings, greenhouse and a carport/hayshed. The current owners presently rent approximately 6½ acres at a cost of £245 per annum for additional grazing and an area which is used as a dressage arena.

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

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



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## ROOM DIMENSIONS

|                                |                |
|--------------------------------|----------------|
| Entrance Vestibule             | 1.103 x 1.534m |
| Hallway                        | 1.100 x 2.235m |
| Lounge                         | 5.860 x 5.300m |
| Open Plan Kitchen/Sitting Room | 5.916 x 6.493m |
| Bedroom One                    | 3.475 x 3.804m |
| Bedroom Two                    | 2.774 x 3.322m |
| Bedroom Three                  | 3.232 x 3.501m |
| Bathroom                       | 1.831 x 2.817m |
| Shower Room                    | 1.791 x 2.831m |
| Rear Porch/Utility Room        | 1.939 x 2.143m |



Vendors      Clients of Hannay Fraser & Co  
Viewing      By Appointment through Hannay Fraser & Co  
Council Tax   Band E

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.