



Semi Detached Villa
37 Craigmore Road, Montford, Isle of Bute
Offers Around £195,000

Hannay Fraser & Co



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Location & Description

Extremely spacious, semi detached red sandstone villa situated in the highly desirable area of Montford and benefiting from panoramic sea views and private, mature gardens. The property has many original features to include cornices, centre roses, deep skirting boards and original doors.

The **ground floor** extends to; entrance vestibule, spacious hallway with original banister and large storage cupboard. Fabulous bay window lounge with sea views, gas fire with surround, cornicing and centre rose and a shelved press cupboard. The bright dining room is situated to the rear and houses a large rayburn which in turn runs the central heating system. The kitchen is located off the dining room and has a range of base and wall mounted units, electric hob and oven, dishwasher, washing machine and has windows to both sides and rear of the room. There is a further room at this level which would make an ideal study or indeed a fifth bedroom and has an open fire with original surround. Shower Room comprises corner shower cubicle with electric shower, WC, wash hand basin, tile effect laminate floor and a heated chrome towel radiator.

The **first floor** has four generously proportioned double bedrooms, the master benefiting from a bay window and having magnificent uninterrupted sea views, there is a further double bedroom situated to the front and another two to the rear overlooking the gardens. The bathroom comprises a bath with shower over, electric shower, folding shower screen, wash hand basin and WC, walls are fully tiled. The landing is spacious and there is a pull down ladder accessing the floored loft space.

The property further benefits from double glazing, gas central heating, private front and rear gardens, patio area and outside sheds.

Ground Floor

Ent Vestibule	0.909 x 1.534m
Hallway	2.112 x 5.446m
Lounge	4.404 x 5.968m
Kitchen	2.678 x 3.813m
Dining Room	3.143 x 3.549m
Office/Bed 5	3.438 x 3.528m
Shower Room	1.229 x 2.364m

First Floor

Master Bedroom	4.137 x 5.493m
Bedroom Two	2.464 x 3.074m
Bedroom Three	3.442 x 3.536m
Bedroom Four	3.146 x 3.760m
Bathroom	1.623 x 2.573m

Viewing By Appointment through Hannay Fraser & C
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.

Telephone Hannay Fraser & Co on 01700 503 112

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