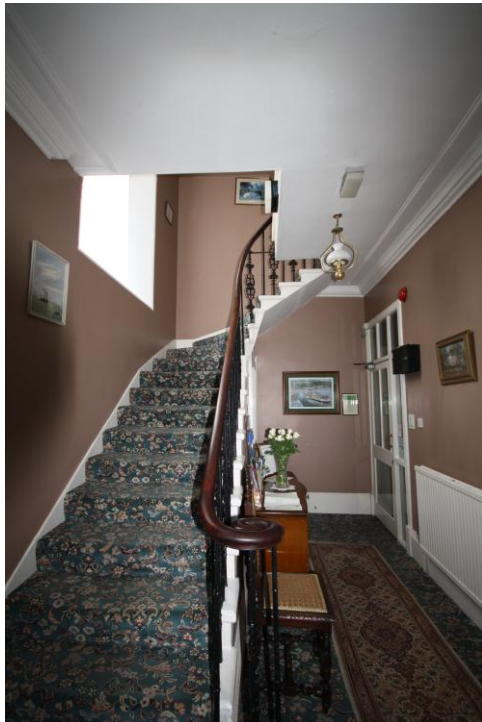




**Semi Detached Villa – B & B**  
**Alamein House, 28 Battery Place, Rothesay, Isle of Bute**  
**Offers Around - £290,000**

**Hannay Fraser & Co**





## **DESCRIPTION**

Hannay Fraser & Co are delighted to present to the market this semi detached Victorian villa known as Alamein House situated on the seafront and currently trading as a Bed & Breakfast. Enjoying a fabulous location and benefiting from magnificent views over Rothesay Bay, up Loch Striven and towards the entrance to the Kyles of Bute, Alamein is only a few minutes walk from the main town of Rothesay and its many restaurants, shops, bars, cinema and ferry terminal.

The property was built in 1851 and was originally known as The Windsor Hotel before being renamed in 1946 to Alamein House. There are many original features throughout the property to include a 32 pane window in the hallway, original banister/staircase, balcony, deep skirting boards etc.

The current owner does not run the guest house to full capacity therefore providing plenty of scope to any new owner to increase turnover. Alternatively, Alamein could easily be converted into a magnificent family home.

## **ACCOMMODATION**

The property comprises a spacious entrance vestibule with tiled floor, fabulous hallway with feature window and original banister/staircase and a separate bathroom. There is an annex on this level providing a double bedroom and en-suite shower room. Fabulous lounge/dining room situated to the front with twin aspect windows to the front, intricate cornice detail and fireplace. There is also a further sitting room to the rear which has a fireplace and log burner.

The kitchen has a range of base and wall mounted units, two gas cookers and worktop areas with the utility room and further storage with two washing machines.

Over the first and second floors there are 6 bedrooms in total, 4 double bedrooms on the first floor and a shower room with two very spacious doubles on the second floor, one of which has an en-suite bathroom with a separate shower room on the landing.

The separate owners accommodation is situated on the ground floor, to the rear of the property and comprises a lounge with patio doors onto private garden, large double bedroom with double glazed door providing access to private garden, four piece bathroom comprising, shower cubicle, bath, wash hand basin and WC.

The property further benefits from off street parking for several cars, gas central heating and private gardens to the rear.

Alamein is for sale fully furnished to include all floor coverings, curtains, dining tables and chairs, bedroom furniture, beds, bed linen, towels and fully equipped kitchen.

Accounts and further information are available to genuinely interested parties only.





SOLICITORS

HANNAY FRASER & CO

ESTATE AGENTS





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## ROOM DIMENSIONS

### BED & BREAKFAST ACCOMMODATION

#### Ground Floor;

Ent Vestibule	1.655 x 2.202m
Hallway	2.795 x 4.734m
Lounge/Dining Room	5.140 x 5.770m
Sitting Room	2.896 x 3.991m
Kitchen	3.518 x 4.314m
Utility Room	1.948 x 8.148m
Store Room	1.887 x 2.763m
Office	1.281 x 3.082m
Bathroom	2.836 x 3.026m

#### Annex

Bedroom No. 2	2.570 x 4.159m	En-suite	1.148 x 2.565m
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#### First Floor;

Bedroom No. 3	3.185 x 4.314m	En-suite	1.562 x 1.569m
Bedroom No. 4	2.736 x 4.666m		
Shower Room	1.246 x 3.212m		
Bedroom No. 5	4.464 x 2.967m		
Bedroom No. 6	3.217 x 5.466m		

#### Second Floor;

Bedroom No. 7	3.627 x 5.133m		
Shower Room	1.597 x 2.394m		
Bedroom No. 8	3.380 x 5.118m	En-suite	1.606 x 3.286m

### OWNERS ACCOMMODATION

Lounge	3.315 x 6.140m
Bedroom One	4.421 x 4.918m
Bathroom	2.176 x 3.348m

#### Council Tax - Band A

#### Viewing;

By appointment only through Hannay Fraser & Co, 34 Castle Street, Rothesay, Isle of Bute, PA20 9HD. Tel 01700 503112, Fax 01700 504875.

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.

Rateable Value – No business rates are currently payable.

Contact Hannay Fraser & Co 01700 503112