

9 Mount Clare Gardens

PORT BANNATYNE, ROTHESAY, ISLE OF BUTE, PA20 0QQ



A beautifully presented three-bedroom detached villa tucked away in a popular pocket of Port Bannatyne, with uninterrupted views across Port Bannatyne Bay



01292 430 555



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present to the market this superb three-bedroom detached villa within a highly sought-after area of Port Bannantyne. The property offers fantastic and flexible accommodation which is formed over two levels and would be a great purchase for a variety of people looking for their first or next home. You will find exceptional design and an inspired layout that provides light-filled and spacious accommodation. The 'home' is offered to the market in "walk-in" condition. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

Room dimensions are generous, and the accommodation has been arranged to offer flexibility and individuality, with modern specifications and contemporary decor.

THE GROUND FLOOR BEDROOM



The property is accessed via the hallway, which allows entry to one of the bedrooms on the left-hand side. This room is a converted garage and can be transformed to meet each individual purchaser's needs and requirements.

Journeying upstairs, an immediately impressive lounge is flooded with natural light from the picture window and also boasts a beautiful outlook. The feature fire and surround give the room a real cosy feel.

THE LOUNGE



THE KITCHEN



The kitchen has been beautifully installed with a modern range of floor and wall-mounted units with a striking worktop, creating a fabulous and efficient workspace. It is complemented by a host of integrated appliances.



Journeying into the further two bedrooms, the crisp and contemporary styling continues. Both of the bedrooms have a range of furniture configurations and space for additional free-standing furniture if required, as well as built-in storage. The current owners have transformed one of the bedrooms into a formal dining room.

BEDROOM 1



BEDROOM 2





A stunning bathroom completes the impressive accommodation internally. There is access from this level to the floored attic via a set of stairs, which could be transformed, subject to obtaining the necessary planning and consents. The high specifications of this family home also include double glazing and gas central heating for additional comfort.

THE BATHROOM



THE ATTIC



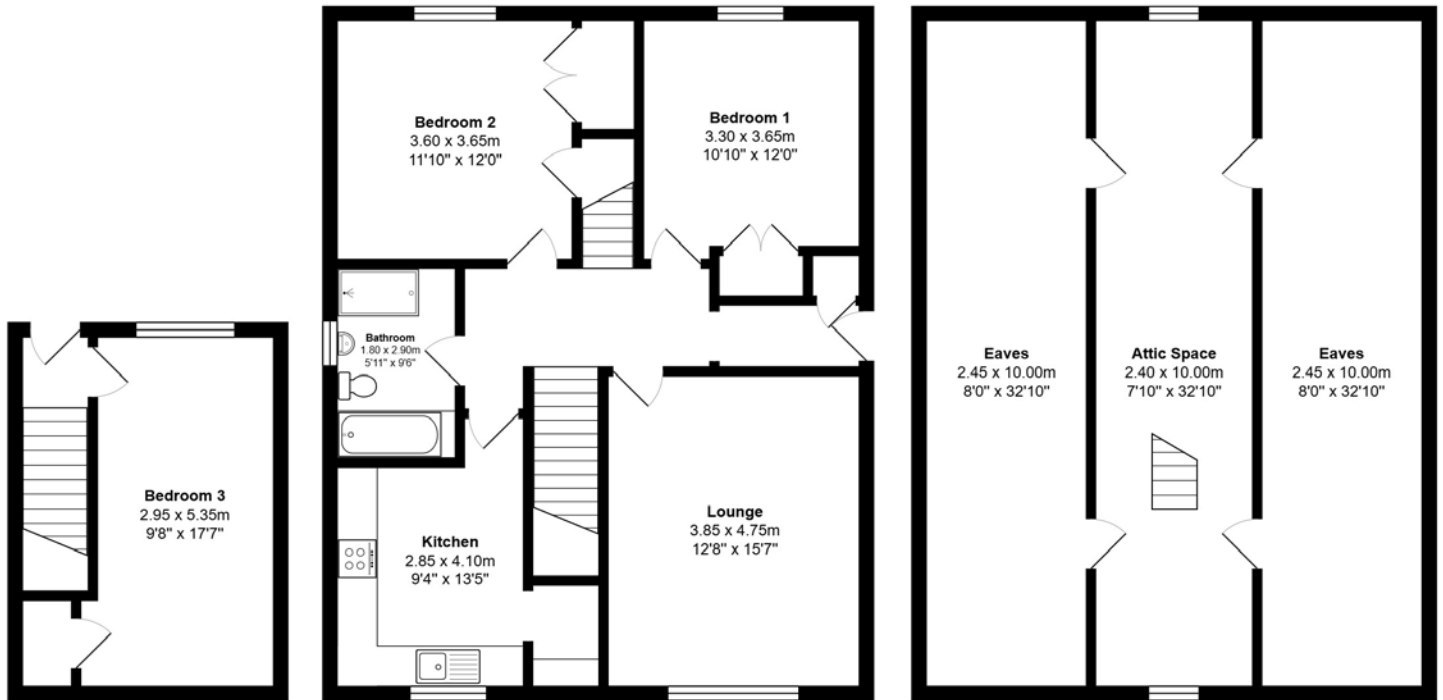
Externally, there are private garden grounds and a driveway providing off-road parking. The rear garden is a sheer delight, especially in the summer months. Many an evening will be spent in this zone, enjoying the peace and quiet.

EXTERNALS & VIEWS



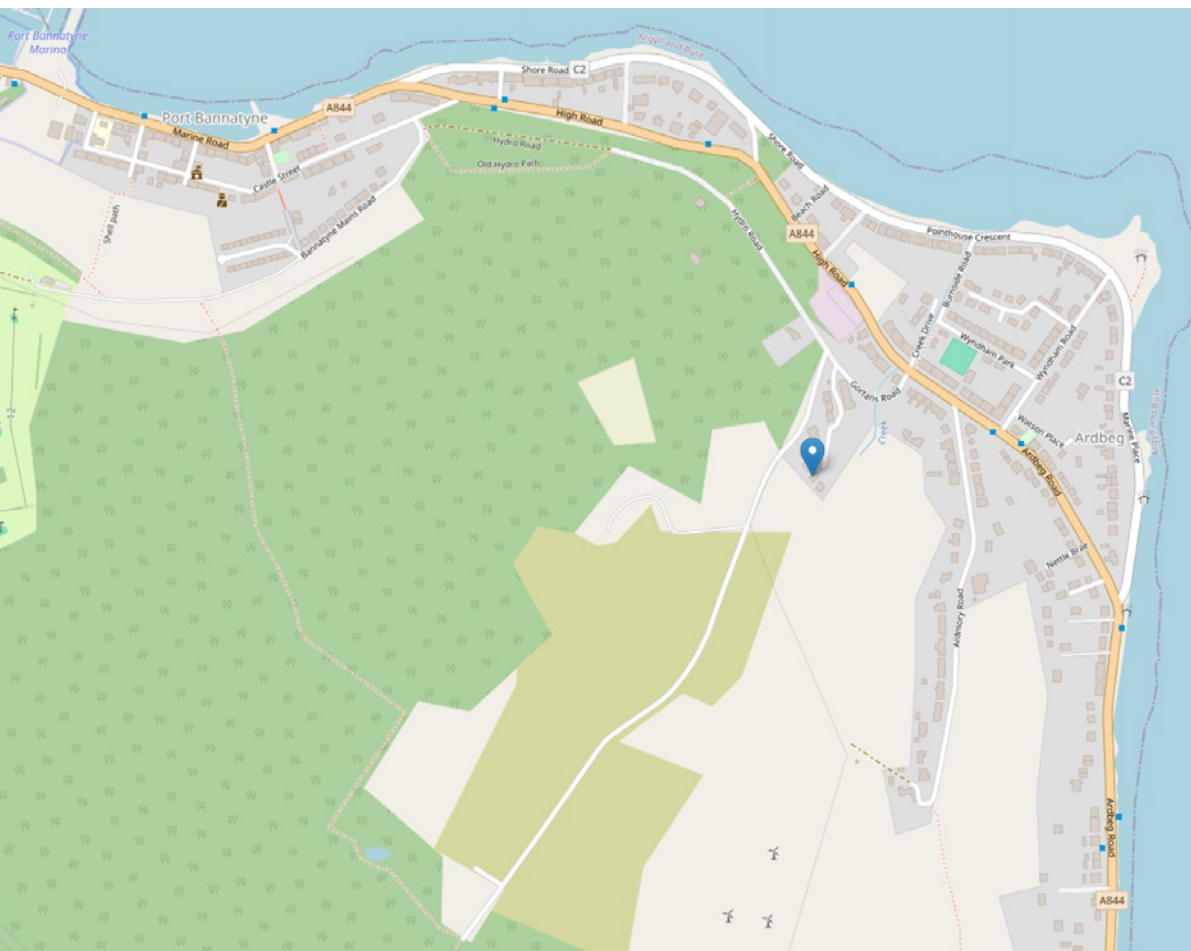


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 98m² | EPC Rating: C



THE LOCATION

Port Bannatyne lies on the east coast of the Isle of Bute, about a mile and a half north of Rothesay. Together with its eastern neighbour, Ardbeg, it stretches along the south shore of the deeply indenting Kames Bay. Rothesay has thriving shopping, leisure and educational facilities, including a larger-sized Co-op. Caledonian MacBrayne operates a frequent ferry service from Rothesay to Wemyss Bay, which has direct rail links to Glasgow. A second ferry service runs between Rhubodach on the northern side of Bute to Colintraive, giving short crossing access to the mainland, Argyll and the West Highlands. The two nearest airports are Glasgow and Prestwick, which are a circa 40 and 50-minute drive respectively in normal driving conditions from Wemyss Bay.





Rothsay has an 18-hole golf course, enjoying outstanding views of the Firth of Clyde and Arran. Smaller courses are at Port Bannatyne and Kingarth. Bute is an area of significant natural scenic beauty and mild climate, with many opportunities for coastal and hill walking and mountain biking. Fresh water and sea fishing are available, and there are shooting and stalking opportunities. The island has its own grass airstrip for light aircraft and microlights.

The area is notable for its sailing on the famous Kyles of Bute, which is a National Scenic Area. Tighnabruaich and Colinaive to the north, and the Crinan Canal and Tarbert to the West, are centres of lively sailing activity throughout the season. There are marinas, sheltered moorings, chandlery and boating services in Rothsay and Port Bannatyne.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01292 430 555

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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