



Second Floor Flat
18 Battery Place, Rothesay, Isle of Bute
Offers Over - £145,000

Hannay Fraser & Co



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Location & Description

Spacious, traditional, second floor flat within well maintained seafront building with tiled closed from ground to top floor and benefiting from fabulous sea views. The property boasts a wealth of original features to include skirting boards, doors and cornice detail. The property is ideally situated for all local amenities to include retail shops, schools and public transport.

The property comprises; Hallway with large walk-in cupboard, bay window lounge with fabulous sea views and a window seat, gas fire with fabulous wood surround. Dining kitchen situated to the rear and comprising base and wall mounted units, gas hob, electric oven, fridge and washing machine, cupboard housing combi boiler. Three double bedrooms, the master bedroom situated to the front and benefiting from fitted wardrobes and sea views. Bedroom two and three are located to the rear of the property. The bathroom comprises bath with electric shower over, wash hand basin and WC, tiled floor and part tiled walls.

The property further benefits from double glazing, gas central heating and a well kept shared garden/drying green at the rear.

Measurements

Lounge	3.609 x 6.489m
Kitchen	3.261 x 3.907m
Bedroom One	2.761 x 5.123m
Bedroom Two	3.274 x 3.420m
Bedroom Three	2.976 x 3.836m
Bathroom	1.581 x 3.415m

Viewing By Appointment through Hannay Fraser & Co
Council Tax Band B

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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