



Main Door, Ground Floor Flat
2 Ballochgy Terrace, Rothesay, Isle of Bute
offers over £79,500

Hannay Fraser & Co



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Location & Description

Main door, ground floor terraced flat situated in an elevated position with open outlook.

The property comprises; entrance vestibule, hallway entered via timber/glass paneled door, dado rail and storage cupboard. Generously proportioned lounge to the front with cornice detail and outlook over Rothesay Bay. Dining sized kitchen to the rear comprising modern base units, stainless steel sink and drainer, space for washing machine and fridge/freezer. Two double bedrooms, one situated to the front and benefiting from an open outlook. Bathroom comprising bath with electric shower over, shower screen, wash hand basin and WC. Utility Room to the rear, combi boiler.

The property further benefits from double glazing, gas central heating and shared drying green.

Measurements

Entrance Vestibule	1.073 x 1.203m
Hallway	1.209 x 5.577m
Lounge	4.289 x 4.583m
Kitchen	3.347 x 3.375m
Utility Room	2.358 x 2.657m
Bedroom One	4.311 x 5.247m
Bedroom Two	3.438 x 4.029m
Bathroom	1.918 x 2.102m

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

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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