



First Floor Flat
26 Russell Street, Rothesay, Isle of Bute
offers over £55,000

Hannay Fraser & Co



Location & Description

First floor flat within well maintained factored building. The property is ideally situated for all local amenities to include public transport, swimming pool, schools, health centre, etc.

The property comprises; spacious hallway with storage cupboard, bright lounge with gas fire and window to front. Fitted kitchen with floor and wall mounted units, integrated fridge and freezer, electric cooker with cooker hood over and plumbing for an automatic washing machine. Two double bedrooms, one benefiting from fitted wardrobes. Bathroom consisting of bath with mains operated shower, folding shower screen, wash hand basin and WC.

The property further benefits from gas central heating and a shared drying green.

Measurements

Hallway	1.102 x 3.909m
Lounge	3.479 x 4.021m
Kitchen	1.657 x 3.750m
Bedroom One	3.096 x 3.491m
Bedroom Two	2.866 x 3.012m
Bathroom	1.730 x 1.889m

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.

Telephone Hannay Fraser & Co on 01700 503 112

www.hannayfraser.co.uk

E mail property@hannayfraser.co.uk