



**Ground Floor Flat**  
**3 Church Lane, Rothesay, Isle of Bute**  
offers over **£76,500**

**Hannay Fraser & Co**



### Location & Description

Well presented, ground floor flat situated within this residential location. Public transport, swimming baths, health centre, schools and retail shops are all within walking distance.

The property comprises; spacious hallway with good sized storage cupboards, generously proportioned lounge with window to the side and rear, electric log effect fire, wood surround and door leading to kitchen. Fitted kitchen with a range of base and wall mounted units, space for electric cooker, washing machine, dish washer and tumble dryer. Three double bedrooms, all benefiting from fitted wardrobes. Well presented bathroom with fully tiled walls and floor, bath, wash hand basin, WC and separate shower area.

The property further benefits from double glazing, gas central heating, private front garden and outside cellar.

### Measurements

T Shaped Hallway

Lounge	3.425 x 4.650m
Kitchen	2.708 x 3.175m
Bedroom One	3.187 x 3.488m
Bedroom Two	2.072 x 3.385m
Bedroom Three	2.596 x 2.601m
Bathroom	2.396 x 2.692m

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](http://www.hannayfraser.co.uk)

E mail [property@hannayfraser.co.uk](mailto:property@hannayfraser.co.uk)