



First Floor Flat
1 Ardbeg Road, Rothesay, Isle of Bute
Offers Over £135,000

Hannay Fraser & Co



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Location & Description

Fabulous first floor flat within three storey building situated on the seafront and benefiting from breathtaking panoramic sea views towards the Cowal Hills, Clyde Estuary and over Rothesay Bay. The property is a ten minute walk from the town centre with easy access to buses, shops, schools, supermarket, cinema etc. The seafront and woodland walks are only a minute from the property.

The property comprises; welcoming reception hall with storage cupboard and providing access to all rooms. Fabulous bay window lounge situated to the front with un-interrupted sea views, wooden flooring and dado rail. Fitted kitchen with a range of base and wall mounted units, gas hob, double electric oven, upright fridge/freezer and washing machine. Generous dining room situated off the kitchen with window to the side. There are two double bedrooms, one situated to the front and benefiting from magnificent sea views, the other situated to the rear. Well presented bathroom comprising bath, wash hand basin and WC, tiled floor and part tiled walls.

The property further benefits from gas central heating, private garden at the side, shared drying green to the rear.

Measurements

Hallway	2.803 x 3.243m
Lounge	4.411 x 6.438m
Kitchen	2.660 x 3.505m
Dining Room	2.828 x 3.575m
Bedroom One	3.709 x 4.330m
Bedroom Two	2.663 x 3.871m
Bathroom	1.841 x 2.502m

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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