



**First Floor Flat**  
**25A Gallowgate, Rothesay, Isle of Bute**  
**Offers over £63,000**

**Hannay Fraser & Co**



### **Location & Description**

Ideal starter flat, holiday home or buy to let opportunity, situated on the first floor of this traditional tenement building. The property is ideally located for all amenities to include, supermarket, cinema, ferry terminal and restaurants.

The property comprises; hallway, lounge with recess, fireplace with electric fire and an outlook over the putting greens and Rothesay Bay. Bright, spacious fitted kitchen comprising base and wall mounted units, gas cooker, fridge/freezer, washing machine, stainless steel sink and drainer. Double bedroom situated to the front and also benefiting from an outlook over the putting greens and beyond. The bathroom comprising bath with mains operated shower over, folding shower screen, part tiled walls, wash hand basin and WC.

The property further benefits from double glazing, gas central heating, shared drying green and door entry system. Please note white goods may be included in the sale depending on price negotiated.

### **Measurements**

Hallway	1.127 x 3.501m
Lounge	3.331 x 5.054m
Kitchen	3.125 x 3.653m
Bedroom	2.220 x 4.112m
Bathroom	1.494 x 3.232m

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**

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