



**First Floor Flat**  
**7 Tower Street, Rothesay, Isle of Bute**  
**offers over £58,000**

**Hannay Fraser & Co**



SOLICITORS

HANNAY FRASER & CO

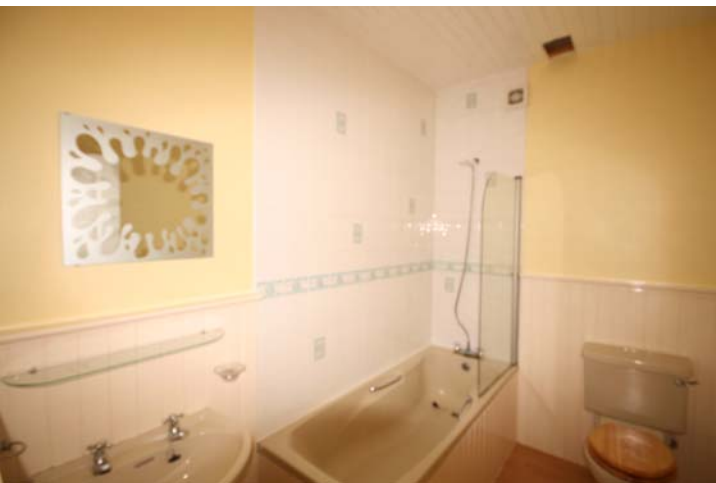
ESTATE AGENTS



SOLICITORS

HANNAY FRASER & CO

ESTATE AGENTS



### **Location & Description**

Exceptionally spacious first floor flat within well maintained B Listed building, situated in the heart of Rothesay Town Centre. The property is ideally situated for all local amenities to include supermarket, restaurants, cinema and public transport.

The property comprises; hallway with large walk in storage cupboard, spacious, bright lounge with two windows overlooking Montague Street, picture and dado rails. The dining kitchen is situated to the rear having floor and wall mounted units, gas hob, electric oven, washing machine and fridge, large storage cupboard and cupboard housing central heating boiler. Two generously proportioned double bedrooms, the master bedroom being of particularly generous proportions. Well presented bathroom comprising bath with shower over, shower screen, wash hand basin and WC, part tiled walls.

The property further benefits from sash and case windows, gas central heating and a door entry system.

### **Measurements**

|             |                |
|-------------|----------------|
| Hallway     | 4.984 x 2.125m |
| Lounge      | 4.390 x 3.654m |
| Kitchen     | 3.640 x 3.118m |
| Bedroom One | 4.424 x 3.696m |
| Bedroom Two | 3.675 x 2.538m |
| Bathroom    | 2.581 x 1.810m |

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)