



Ground Floor Flat
42 Mount Pleasant Road, Rothesay, Isle of Bute
Fixed Price £85,000

Hannay Fraser & Co



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Location & Description

Ground floor flat within exceptionally well maintained tenement building boasting a wealth of original features to include high skirtings and cornice detail. The property itself is ideally situated for all local amenities to include public transport, supermarket, restaurants, cinema, golf course etc.

The property comprises; spacious hallway with cornicing detail and large storage cupboard. Bay window lounge with cornice detail and centre rose, electric fire and surround, large walk-in storage cupboard. Dining kitchen comprising modern base and wall mounted units, plumbing for washing machine, electric cooker and fridge freezer, pantry cupboard and further storage cupboard. Two generously proportioned double bedrooms, one situated to the front, the other to the rear. Shower room comprises shower cubicle with electric shower, wash hand basin and WC, fully tiled walls and floor.

The property further benefits from double glazing, electric central heating, private front garden, shared drying green and two outside cellars.

Measurements

Hallway	3.470 x 3.549m
Lounge	4.524 x 5.626m
Kitchen	3.021 x 4.868m
Bedroom One	3.161 x 4.707m
Bedroom Two	2.580 x 4.082m
Shower Room	1.257 x 2.774m

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.

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