



**Main Door, Ground Floor Flat**  
**43 Argyle Terrace, Rothesay, Isle of Bute**  
**Offers Around £135,000**

**Hannay Fraser & Co**



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## Location & Description

Well presented, ground floor flat within substantial detached building benefiting from breathtaking un-interrupted sea views over Rothesay Bay and as far as Wemyss Bay. The property is five minutes from the town centre with easy access to buses, shops, schools, supermarket, cinema, etc. The seafront and woodland walks are only a minute's walk away.

The property comprises; spacious entrance vestibule and hallway with storage cupboard. Fabulous bay window lounge, intricate cornice detail, feature fireplace with living flame gas fire. Wonderful dining sized kitchen to the rear of the property with a range of base and wall mounted units, electric cooker, stainless steel sinker and drainer and cooker hood and space for fridge/freezer and double glazed door leading to back pathway/rear garden. The utility room has plumbing for an automatic washing machine and tumble dryer and also benefits from a shower cubicle with electric shower. There are three generously proportioned double bedrooms, the master situated to the front and benefiting from intricate cornice detail and stunning sea views. The bathroom comprises bath, wash hand basin and WC.

The property further benefits from double glazing, gas central heating, private front garden and shared drying green to the rear.

## Measurements

Entrance Vestibule	1.788 x 1.831m	Bedroom One	3.921 x 5.180m
Hallway	2.797 x 5.807m	Bedroom Two	2.371 x 5.182m
Lounge	4.867 x 6.021m	Bedroom Three	3.808 x 4.299m
Dining Kitchen	3.956 x 7.618m	Bathroom	1.437 x 3.945m
Utility Room	1.548 x 1.832m		

Viewing By Appointment through Hannay Fraser & Co  
Council Tax Band C

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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