



**First Floor Flat**  
**10 Marine Place, Rothesay, Isle of Bute**  
**Offers Around £140,000**

**Hannay Fraser & Co**



SOLICITORS

HANNAY FRASER & CO

ESTATE AGENTS



### Location & Description

Extremely spacious first floor flat within traditional building situated on the seafront and benefiting from unrestricted sea views over Rothesay Bay and as far as the Cowal Hills. The property boasts a wealth of original features including intricate cornicing, centre roses, original doors and skirting.

The property comprises; spacious hallway with storage cupboard, fabulous bay window lounge with magnificent sea views, feature fireplace with electric fire and a door accessing a single bedroom. Generously proportioned dining sized kitchen to the rear with a range of base and wall mounted units, pantry cupboard, electric cooker, washing machine, fridge and freezer. There are two generously proportioned double bedrooms and a single bedroom, the arrangement of the bedroom accommodation offers ample scope for upgrading. Shower room comprising shower cubicle, wash hand basin and WC.

The property further benefits from double glazing, gas central heating, off street parking and shared gardens to the rear.

### Measurements

|               |                |
|---------------|----------------|
| Hallway       | 5.426 x 1.988m |
| Lounge        | 4.141 x 6.115m |
| Kitchen       | 4.379 x 4.441m |
| Bedroom One   | 3.401 x 4.396m |
| Bedroom Two   | 3.178 x 4.141m |
| Bedroom Three | 2.369 x 2.001m |
| Shower Room   | 1.056 x 2.085m |

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.

**Telephone Hannay Fraser & Co on 01700 503 112**

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