



First Floor Flat
10 Marine Place, Rothesay, Isle of Bute
Fixed Price - £115,000

Hannay Fraser & Co



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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, generously proportioned bay window lounge with magnificent unrestricted sea views, fireplace with electric fire and a door accessing a further room which is currently utilised as 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, the master situated to the front and benefiting from wonderful sea views. The shower room comprises a shower cubicle, wash hand basin and WC. The property does require a degree of modernization/upgrading and there is plenty of scope to change the room which is currently used as a bedroom into a study/computer room or indeed an en-suite for the master bedroom.

The property further benefits from double glazing, gas central heating, off street parking and private garden area 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 and 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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