



**Mid Terrace Villa**  
**25 Argyle Terrace, Rothesay, Isle of Bute**  
**Offers Around £158,000**

**Hannay Fraser & Co**



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## Location & Description

Well presented, mid terraced villa benefiting from 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; **Ground Floor;** spacious hallway with large storage cupboard and stairs leading to upper levels. Spacious open plan kitchen/dining room with a range of base and wall mounted units, washing machine, tumble dryer and electric cooker included, the dining room benefiting from a sea view.

**First Floor;** Situated on this level are the lounge which benefits from a living flame gas fire and surround, shelved alcove area with storage below and fabulous sea views. A study which is situated to the front of the property and also benefiting from sea views and a double bedroom to the rear. Fabulously presented bathroom comprising roll top bath with shower over, wash hand basin and WC, fully tiled walls and large picture window.

**Second Floor;** There are two bedrooms on this level one benefiting from fitted wardrobes and sea views.

The property further benefits from double glazing, gas central heating, private back garden and patio area with fabulous sea views.

## Measurements

<b>Ground Floor;</b>		<b>First Floor;</b>		<b>Second Floor;</b>	
Hallway	1.928 x 6.429m	Lounge	3.640 x 4.976m	Bedroom Two	3.120 x 5.031m
Kitchen	3.216 x 3.813m	Study	2.256 x 3.688m	Bedroom Three	2.181 x 5.261m
Dining Room	3.907 x 4.219m	Bedroom One	2.931 x 3.731m		
		Bathroom	1.891 x 2.079m		

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**

[www.hannayfraser.co.uk](http://www.hannayfraser.co.uk)

E mail [property@hannayfraser.co.uk](mailto:property@hannayfraser.co.uk)



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