



Main Door, Ground Floor Apartment
3 Mount Pleasant Road, Rothesay, Isle of Bute
Offers Around £123,000

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Location & Description

Well presented, ground floor apartment of substantial detached building boasting a wealth of original features to include high skirtings and superb 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; entrance vestibule, spacious hallway with intricate corning, bay window lounge with surround and living flame gas fire, alcove detail with storage below and intricate corning. Dining sized kitchen situated to the rear with a range of base and wall mounted units, washing machine, tumble dryer, American style fridge/freezer, 5 ring gas hob with hood over, eye level double oven and a large pantry cupboard. There are three bedrooms, the master situated to the front and benefiting from a bay window, superb cornice detail and fitted wardrobes. Four piece bathroom comprising corner shower cubicle with electric shower, corner bath, wash hand basin and WC.

The property further benefits from double glazing, gas central heating, private garden to the front, use of drying green at the rear and outside store.

Measurements

Hallway	1.368 x 6.191m	Bedroom One	4.020 x 4.642m
Lounge	4.442 x 5.198m	Bedroom Two	2.441 x 4.413m
Kitchen	3.789 x 4.369m	Bedroom Three	3.364 x 3.570m
		Bathroom	2.404 x 2.484m

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

www.hannayfraser.co.uk

E mail property@hannayfraser.co.uk