



End Terrace Town House
3 Columhill Place, Rothesay, Isle of Bute
Offers Around - £92,000

Hannay Fraser & Co



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Location & Description

Rare opportunity to acquire this end terrace B Listed town house, ideally situated for all amenities to include public transport, supermarket, retail shops and the meadows/public park.

The property comprises; **Ground Floor**; hallway with good sized storage cupboard, lounge with twin aspect windows to front and laminate flooring, fitted kitchen comprising base and wall mounted units, electric hob and oven. **First Floor**; there are two bedrooms to the front and a generously proportioned bathroom with shower. **Second Floor**; Bright, generously proportioned master bedroom occupying the whole of the top floor with bay window to the front and velux window to the rear.

The property further benefits from gas central heating, recently installed combi boiler, private patio area and fenced garden area.

Measurements

Ground Floor

Hallway 3.563 x 1.180m
 Lounge 4.891 x 2.870m
 Kitchen 3.505 x 2.908m

First Floor

Bedroom Two 2.852 x 2.666m
 Bedroom Three 2.881 x 2.097m
 Bathroom 2.411 x 2.139m

Second Floor

Master Bedroom 5.629 x 4.700m

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.

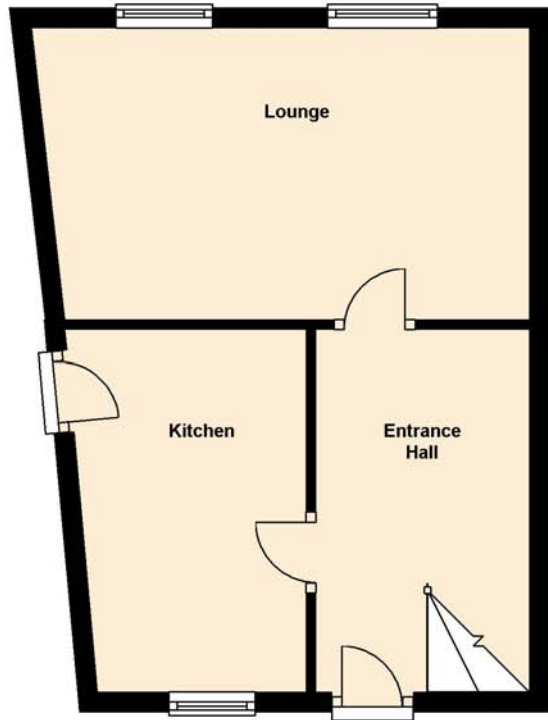
Telephone Hannay Fraser & Co on 01700 503 112

www.hannayfraser.co.uk

E mail property@hannayfraser.co.uk

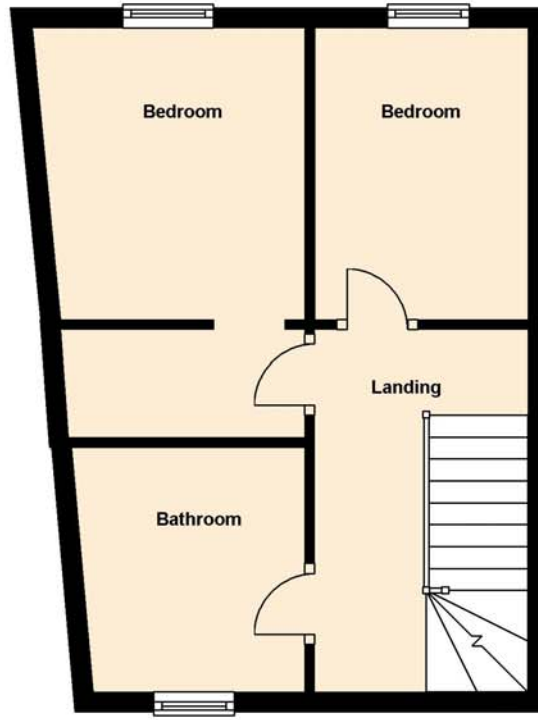
Ground Floor

Approx. 29.1 sq. metres (313.1 sq. feet)



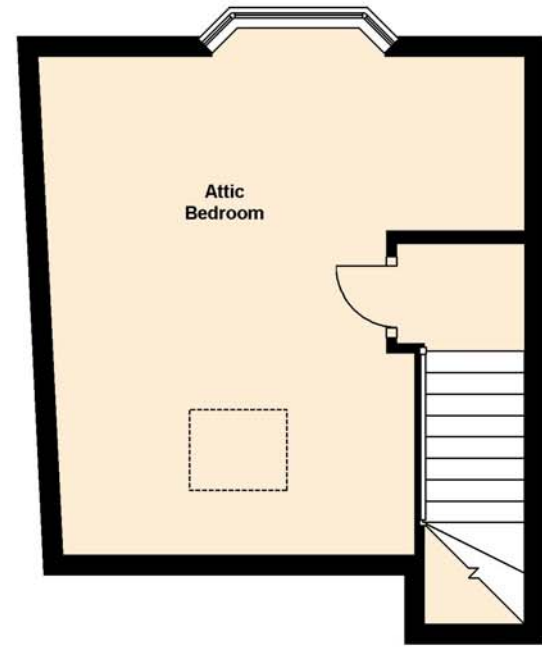
First Floor

Approx. 28.6 sq. metres (308.1 sq. feet)



Second Floor

Approx. 23.0 sq. metres (248.0 sq. feet)



Total area: approx. 80.7 sq. metres (869.1 sq. feet)