



**Ground Floor Flat**  
**31 Battery Place, Rothesay, Isle of Bute**  
**Offers In the Region of - £75,000**

**Hannay Fraser & Co**



## Location & Description

Spacious, traditional, ground floor flat within well maintained factored tenement building. The property boasts a wealth of original features and has the potential to be easily converted into a two bedroom flat. The property is ideally situated for all local amenities to include retail shops, schools and public transport.

The property comprises; spacious hallway with large walk-in storage cupboard, bay window lounge with fabulous sea views, alcove area, fireplace with electric fire, cornice detail, centre rose and large walk-in cupboard. Extremely spacious dining kitchen to the rear with recess area, scullery, large cupboard, base and wall mounted units. Double bedroom situated to the front and taking advantage of the sea views. The shower room comprises a shower cubicle with electric shower, wash hand basin and WC, part tiled walls.

The property further benefits from double glazing, electric heating, private garden to the front, shared drying green at the rear and an outside store.

## Measurements

Hallway	2.381 x 2.878m
Lounge	3.992 x 5.480m
Kitchen	4.811 x 3.977m
Scullery	1.489 x 1.846m
Bedroom	2.323 x 4.264m
Shower Room	1.559 x 2.352m

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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