



Main Door, Ground Floor Flat
14 Argyle Place, Rothesay, Isle of Bute
Offers Around £138,000

Hannay Fraser & Co



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Location & Description

Fabulous opportunity to acquire this well presented, main door, ground floor apartment situated within a three store plus attic, C(s) Listed building on the seafront and benefiting from un-interrupted sea views. The property is ideally located for all amenities to include public transport, woodland walk, supermarket, retail shops, cinema and restaurants.

The property comprises; spacious hallway with cornice detail and large storage cupboard. Fabulous lounge, intricate cornice detail, fireplace with living flame gas fire and shelved alcove area. Dining sized kitchen to the rear with a range of base and wall mounted units, electric cooker, washing machine, dishwasher, tumble dryer and integrated fridge/freezer and a double glazed door leading to the rear courtyard. There are two generously proportioned double bedrooms, the one to the front of the property having the benefit of sea views and an en-suite shower room comprising shower cubicle, wash hand basin and WC. The main shower room comprises a double shower cubicle, wash hand basin and WC, part tiled walls.

The property further benefits from partial double glazing, gas central heating, private front garden and shared drying green to the rear.

Measurements

Hallway	2.842 x 5.844m
Lounge	4.435 x 4.772m
Kitchen	3.526 x 3.932m
Bedroom One	3.389 x 4.425m
En-suite	1.091 x 2.787m
Bedroom Two	3.406 x 3.506m
Shower Room	1.932 x 2.860m

Viewing	By Appointment through Hannay Fraser & Co
Council Tax	Band A

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.

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