



**End Terraced Villa**  
**29 Bridge Park, Rothesay, Isle of Bute**  
**Offers Over - £105,000**

**Hannay Fraser & Co**



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**Location & Description**

Modern, end terraced villa in quiet residential development built circa 1996 and within easy walking distance of all local amenities to include public transport, supermarket, cinema and seafront.

The property comprises, Ground Floor, a spacious well presented lounge with twin aspect windows to the front, marble fireplace with electric fire, large cupboard and timber/glass door leading to dining kitchen. Fitted kitchen with a range of base and wall mounted units, integrated fridge, freezer, electric hob and oven, washing machine, tiled splash back and under nit lighting. There is ample space for a dining table and chairs with patio doors leading to back private back garden with gate to driveway at side of house. There is a further door accessing the garage which could be utilized for a variety of purposes to include a dining room or a third bedroom (subject to obtaining the necessary planning consent).

The first floor comprises two generously proportioned double bedrooms both benefiting from fitted mirrored wardrobes. Beautifully presented bathroom comprising bath with electric shower over, folding screen, wash hand basin and WC, fully tiled walls and floor, remote control operated velux window. The landing is bright and spacious with a window to the side of property and a pull down ladder providing access to the floor loft space.

The property further benefits from electric heating, double glazing, private rear garden, driveway and attached garage. The development is factored by Fyne Homes.

**Measurements**

**Ground Floor;**

Lounge 4.758 x 3.190m  
 Dining Kitchen 2.499 x 4.131m  
 Attached Garage 2.917 x 5.569m

**First Floor;**

Bedroom One 3.544 x 2.492m  
 Bedroom Two 2.667 x 3.193m  
 Bathroom 1.788 x 1.978m

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)