



Mid Terrace Villa
24 Robertson Drive, Rothesay, Isle of Bute
Fixed Price - £84,000

Hannay Fraser & Co



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Location & Description

Spacious, well presented, two bedroom, mid terrace villa situated in a quiet residential location and benefiting from an open outlook. The property is ideally situated for all local amenities to include retail shops, schools and public transport

The property comprises; **Ground Floor;** hallway with stairs leading to upper accommodation, lounge with large picture window to the front. Fitted kitchen comprising base and wall mounted units, free standing gas cooker, space for washing machine, fridge/freezer and tumble dryer, two storage cupboard and door leading to back garden area. Bathroom comprising bath with shower over, wash hand basin and WC, fully tiled walls.

First floor; The upper landing provides a linen cupboard. There are two generously proportioned double bedrooms both benefiting from large walk-in wardrobes. There is a third room on this level which could be converted into a third bedroom (subject to obtaining the necessary consents).

The property further benefits from double glazing, gas central heating, private front and rear garden.

Measurements

Ground Floor;

Lounge 3.317 x 4.690m
Kitchen 2.879 x 3.735m
Bathroom 1.725 x 1.973m

First Floor;

Bedroom One 3.307 x 3.685m
Bed Two 3.220 x 3.206m
"Box Room" 1.424 x 2.225m

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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