



Ground Floor, Main Door Flat
1A Adelaide Place, Rothesay, Isle of Bute
Offers Around £105,000

Hannay Fraser & Co



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Location & Description

Main door, ground floor flat within traditional tenement building located just off the seafront. The property is ideally situated for public transport however is within easy walking distance of the town centre. The property boasts a wealth of original features to include cornicing, original doors and skirtings.

The property comprises; entrance vestibule, hallway with two storage cupboards, spacious lounge with fabulous cornice detail and centre rose, twin aspect windows to the front. Galley style kitchen situated to the rear and benefiting from base and wall mounted units, gas cooker, fridge/freezer, dishwasher and washing machine there is also a double glazed door providing access to a patio area and shared drying green. There are four generously proportioned double bedrooms, one of which benefits from an en-suite shower room. The bathroom comprises a bath with electric shower over, wash hand basin and WC.

The property further benefits from gas central heating, double glazing, patio area and shared drying green.

Measurements

L shaped Hallway	
Lounge	3.508 X 4.902m
Kitchen	2.377 x 3.698m
Bedroom One	1.985 x 3.909m
Bedroom Two	2.257 x 3.735m
Bedroom Three	2.899 x 3.737m
Bedroom Four	3.421 x 4.558m
En-suite	1.131 x 1.546m
Bathroom	1.112 x 3.674m

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 505 112

www.hannayfraser.co.uk

E mail property@hannayfraser.co.uk