



Second Floor Flat
27 East Princes Street, Rothesay, Isle of Bute
offers around £94,000

Hannay Fraser & Co



Location & Description

Second floor flat within well maintained red sandstone building situated on the seafront and benefiting from magnificent sea views over Rothesay Harbour, towards the Kyles of Bute and Loch Striven. The property is ideally situated for all local amenities to include public transport, supermarket, restaurants, cinema and Rothesay Pier.

The property comprises; spacious hallway with good storage cupboards, bay windowed lounge with fabulous sea views, fireplace with electric fire and recess area. The dining kitchen is situated to the rear and has a pleasant woodland outlook. Two double bedrooms, one situated to the front and benefiting from sea views, the other to the rear. The bathroom comprises a bath with shower over, wash hand basin and WC.

The property further benefits from double glazing, gas central heating and a shared drying green and garden area to the rear. The building further benefits from a door entry system.

Measurements

Hallway	4.017 x 3.355m
Lounge	6.313 x 3.597m
Kitchen	5.181 x 2.788m
Bedroom One	4.236 x 2.127m
Bedroom Two	4.558 x 2.127m
Bathroom	3.248 x 1.190m

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.

Telephone Hannay Fraser & Co on 01700 503 112

www.hannayfraser.co.uk

E mail property@hannayfraser.co.uk



SOLICITORS

HANNAY FRASER & CO

ESTATE AGENTS