



Top Floor Flat
56 Ardbeg Road, Rothesay, Isle of Bute
offers around £72,000

Hannay Fraser & Co



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Location & Description

Characterful top floor flat situated within substantial detached traditional building located within the quiet residential area of Ardbeg. The property is ideally situated for local transport, post office and general store.

The property is entered by an external staircase to the rear of the property and then a private internal staircase providing access to the flat itself. Hallway with storage cupboard. Lounge to the front of property benefiting from sea views, window seats, gas fire and fireplace. Dining kitchen situated to the rear and benefiting from base and wall mounted units with space for a gas cooker, washing machine, tumble dryer and fridge freezer. There are two double bedrooms one situated to the front taking advantage of the sea views, the other to the rear with window overlooking rear gardens. There is a further room which would be an ideal computer room/study/laundry room. Shower room comprising shower cubicle, wash hand basin and WC.

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

Measurements

Hallway	
Lounge	4.583 x 4.689m
Kitchen	3.708 x 3.801m
Bedroom One	3.428 x 4.218m
Bedroom Two	3.734 x 5.264m
Study/Laundry Room	2.152 x 2.646m
Shower Room	1.019 x 2.269m

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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