



**Second Floor Flat**  
**4F Dewar Avenue, Rothesay, Isle of Bute**  
**FIXED PRICE £50,000**

**Hannay Fraser & Co**



SOLICITORS

HANNAY FRASER & CO

ESTATE AGENTS



### Location & Description

Well presented second floor flat within traditional tenement building. The property is ideally situated for all local amenities to include public transport, swimming pool, schools, health centre, etc.

The property comprises; spacious hallway with storage cupboards, well presented lounge with living flame gas fire, marble hearth and back, wood surround, alcove area with lighting. Fitted kitchen with floor and wall mounted units, electric hob and oven, fridge, freezer and washing machine. Two generous double bedrooms and a well presented bathroom consisting of bath with electric shower over, shower screen, wash hand basin and WC with fully tiled walls.

The property further benefits from gas central heating, double glazing and shared drying green to the rear.

### Measurements

Hallway	4.453 x 2.096m
Lounge	4.143 x 3.888m
Kitchen	2.894 x 2.299m
Bedroom One	3.084 x 4.044m
Bedroom Two	2.760 x 4.061m
Bathroom	1.681 x 1.865m

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**

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