



**Semi Detached Cottage**  
**11A Argyle Place, Rothesay, Isle of Bute**  
**Offers Around - £69,000**

**Hannay Fraser & Co**



## Location & Description

Rare opportunity to acquire this unique, two bedroom semi detached cottage, situated at the rear of 11 Argyle Place, just off the seafront. Conveniently located for all amenities including public transport, retail shops, supermarket, cinema, ferry terminal etc.

The property comprises; entrance hallway with two storage cupboards and stairs leading to upper accommodation. Lounge with window overlooking rear garden, electric fire and shelved alcove area with storage below and opening into kitchen. Modern fitted kitchen with a range of base and wall mounted units, electric cooker, washing machine, fridge and freezer. The upper level comprises two bright double bedrooms with a velux windows to the front and window to the rear overlooking the shared garden, a WC apartment and a separate shower apartment.

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

## Measurements

### Ground Floor;

Ent Hallway 1.660 x 2.517m  
Lounge 3.428 x 3.991m  
Kitchen 2.148 x 3.430m

### First Floor;

Bedroom One 2.519 x 3.935m  
Bedroom Two 2.271 x 3.595m  
WC Apartment 0.965 x 1.910m  
Shower Apartment 0.805 x 1.310m

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](http://www.hannayfraser.co.uk)

E mail [property@hannayfraser.co.uk](mailto:property@hannayfraser.co.uk)