



Second Floor Flat
17 Battery Place, Rothesay, Isle of Bute
Offers Around - £114,000

Hannay Fraser & Co



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Location & Description

Traditional, second floor flat within well maintained, factored, red sandstone building situated on the seafront overlooking Rothesay harbour and with views up Loch Striven. The property is within easy walking distance of all local amenities to include bars, restaurants, cinema, Castle and Museum.

The property comprises; entrance vestibule, spacious hallway with two storage cupboards, bay window lounge with fabulous sea views, electric fire and surround. Dining kitchen situated to the rear with two window overlooking drying green/woodland, cupboard housing combi boiler, a range of base and wall mounted units, electric cooker, washing machine and upright fridge/freezer. Two double bedrooms one situated to the front, the other to the rear. Shower room comprising double shower cubicle, wash hand basin and WC.

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

Measurements

Entrance Vestibule	1.050 x 1.101m
Hallway	2.300 x 3.812m
Lounge	3.704 x 5.984m
Kitchen/Dining Area	3.021 x 7.045m
Bedroom One	2.467 x 4.710m
Bedroom Two	2.472 x 4.251m
Bathroom	1.255 x 4.436m

Viewing By Appointment through Hannay Fraser & Co
Council Tax Band B

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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