



**Mid Terraced Villa**  
**20 Foley Park, Rothesay, Isle of Bute**  
**Fixed Price - £90,000**

**Hannay Fraser & Co**



SOLICITORS

HANNAY FRASER & CO

ESTATE AGENTS



### **Location & Description**

Rare opportunity to acquire this modern, two bedroom, mid terrace villa situated within this popular, child safe development, factored by Fyne Homes. The development is situated on the outskirts of the town centre and is within walking distance of the school, swimming baths, meadows, public park and retail shops.

The **Ground Floor** comprises; hallway with staircase leading to upper landing, lounge with generous storage cupboard which has an interest connection, timber/glass door off to open plan kitchen/dining area with a range of base and wall mounted units, space for cooker, washing machine and fridge and patio doors leading to decking area and enclosed rear garden.

**First Floor;** Landing with shelved linen cupboard and access hatch to partially floored loft, two generously proportioned double bedrooms, both of which benefit from fitted wardrobes, one bedroom situated to the rear, the other to the front of the property. Well presented bathroom comprising bathroom with shower over, folding shower screen, wash hand basin and WC and tiled walls.

The property further benefits from double glazing, gas central heating, private and enclosed garden at the rear with decking area and garden shed.

### **Measurements**

#### **Ground Floor**

Lounge 3.506 x 3.784m  
Kitchen/Dining Area 2.702 x 4.517m

#### **First Floor**

Bedroom One 2.508 x 2.995m  
Bedroom Two 2.822 x 3.522m  
Bathroom 1.894 x 1.913m

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.

**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)