



**End Terraced Villa**  
**5 Gowanfield Place, Rothesay, PA20 0HZ**  
**Fixed Price - £110,000**

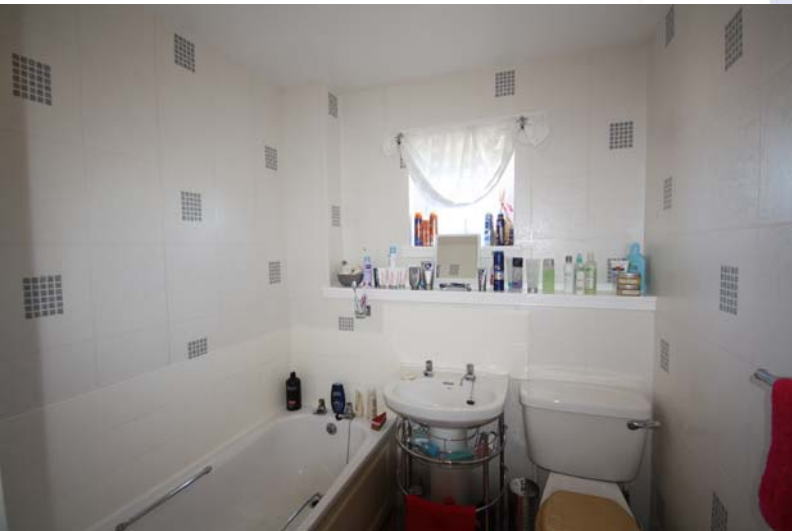
**Hannay Fraser & Co**



SOLICITORS

HANNAY FRASER & CO

ESTATE AGENTS



## **Location & Description**

Fabulously presented end terrace villa situated within this established residential development which is factored by Fyne Homes. The development is situated on the outskirts of the town centre and is within walking distance of the supermarket, retail shops, public transport and schools.

The **Ground Floor** comprises; hallway with staircase leading to upper landing and two storage cupboards, bright, well presented lounge with two windows to the rear, gas fire and door leading to kitchen. Modern fitted dining kitchen comprising a range of base and wall mounted units, electric hob and oven, space for washing machine and upright fridge/freezer, large storage cupboard, dual aspect windows to the front and rear of the property, door leading out to private patio area.

**First Floor;** Landing with two storage cupboards and access hatch to partially floored loft, three good sized bedrooms, two situated to the rear and one to the front. Bathroom comprising white bath, wash hand basin and WC.

The property further benefits from double glazing, gas central heating, private patio area, shared garden and driveway suitable for two cars.

## **Measurements**

### **Ground Floor**

Hallway 1.952 x 3.123m  
Lounge 3.946 x 3.442m  
Kitchen/Dining Area 2.976 x 5.581m

### **First Floor**

Bedroom One 2.966 x 3.493m  
Bedroom Two 1.997 x 3.464m  
Bedroom Three 1.994 x 3.532m  
Bathroom 1.878 x 2.578m

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**

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