



**Mid Terrace Villa**  
**Fairlea, 30 Battery Place, Rothesay, PA20 9DU**  
**Offers Around £195,000**

**Hannay Fraser & Co**



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### **Location & Description**

Spacious, mid terrace townhouse with accommodation over three levels and situated on the seafront benefiting from unrestricted sea views and only a few minutes walk from the town centre and ferry terminal.

**Ground Floor:** Entrance vestibule, spacious, bright hallway with staircase leading to upper accommodation. Generously proportioned bay window lounge with electric fire and surround, two alcove areas and centre rose. Sitting/Dining Room situated to the rear of the property with door leading to fitted kitchen comprising base and wall mounted units, dual fuel gas hob range with electric oven, space for washing machine and fridge/freezer and door leading to private patio area. Bathroom comprising bath with shower over, folding shower screen, wash hand basin and WC.

**First Floor:** Spacious landing with linen cupboard, three generously proportioned double bedrooms, two of which are situated to the front and benefiting from sea views, the master bedroom having a bay window and fitted furniture.

**Second Floor:** Two bedrooms on this level comprising a double situated to the front and a single to the rear. WC apartment with velux window.

The property further benefits from double glazing, gas central heating, stone chipped driveway with ample car parking space, private secluded garden and patio area to the rear.

The Home Report can be obtained at [www.packdetails.com](http://www.packdetails.com), Ref 194327, PA20 9DU. Please note the Home Report value on this property is £215,000.

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)

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## ROOM DIMENSIONS

### Ground Floor

Entrance Vestibule	1.245 x 1.377m
Hallway	1.570 x 4.268m
Lounge	4.888 x 6.020m
Kitchen	2.709 x 4.363m
Sitting/Dining Room	3.297 x 3.846m
Bathroom	1.890 x 4.456m

### First Floor

Bedroom One	3.686 x 5.810m
Bedroom Two	2.651 x 3.229m
Bedroom Three	3.471 x 4.005m

### Second Floor

Bedroom Four	3.436 x 5.230m
Bedroom Five	2.576 x 2.897m
WC Apartment	1.241 x 1.722m

Vendors	Clients of Hannay Fraser & Co
Viewing	By Appointment through Hannay Fraser & Co
Council Tax	Band C

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