



**First Floor Flat**  
**18 Gallowgate, Rothesay, Isle of Bute**  
**Fixed Price - £32,000**

**Hannay Fraser & Co**



### **Location & Description**

Ideal starter flat, holiday home or buy to let opportunity, situated on the first floor of this traditional tenement building. The property is ideally located for all amenities to include, supermarket, cinema, ferry terminal and the seafront which is literally 30 seconds from the flat.

The property comprises; hallway, bright well presented lounge/kitchen with a shelved alcove area, stainless steel floor and wall units, sink and drainer and electric hotplate. Generous double bedroom situated to the rear with partial sea view, cupboard housing water tank and shelving and a door providing access to the en-suite shower room. The shower room itself comprises a shower cubicle with electric shower, wash hand basin and WC with window to the rear.

### **Measurements**

Lounge/Kitchen	3.652 x 3.740m
Bedroom	3.347 x 3.953m
Bathroom	1.866 x 2.997m

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**

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