



Third Floor Flat
Bute Mansions, 33 East Princes Street, Rothesay, Isle of Bute
Offers Over - £115,000

Hannay Fraser & Co



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Location & Description

Truly stunning third floor flat set within substantial and impressive red sandstone tenement building situated on the seafront affording spectacular views towards Loch Striven, entrance to Kyles of Bute and over Rothesay Harbour/Pontoons. The building itself has been extensively refurbished to include a new roof just last year (2009). The property is within easy walking distance of the Pier, retail shops/supermarket, restaurants, cinema and a woodland walk.

The accommodation comprises; entrance vestibule, spacious hallway, fabulous bay window lounge with magnificent uninterrupted sea views, feature fireplace with marble hearth/back and electric fire. Beautifully fitted dining kitchen with a range of base and wall mounted units, integrated washing machine, dishwasher, fridge, freezer, gas oven and hob with stainless steel hood over, high gloss worktop and splash-back, generous dining area, cupboard housing combi boiler, tiled floor. There are two double bedrooms, one situated to the front and benefiting from sea views, the other to the rear. Well presented shower room with double shower cubicle, wash hand basin and WC, fully tiled walls and floor.

The property further benefits from recently installed double glazing and gas central heating. There is a residents association which factors the building.

Measurements

Hallway	1.333 x 7.117m
Lounge	3.956 x 5.921m
Kitchen	3.738 x 3.326m
Dining Area	2.674 x 4.243m
Bedroom One	2.473 x 5.215m
Bedroom Two	2.978 x 4.589m
Shower Room	4.329 x 1.321m

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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