



**Ground Floor, Main Door Apartment**  
**11 Battery Place, Rothesay, Isle of Bute**  
**Offers Over - £155,000**

**Hannay Fraser & Co**



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### Location & Description

Truly stunning main door, ground floor apartment within impressive building situated on the seafront affording spectacular views towards Loch Striven, entrance to Kyles of Bute and over Rothesay Harbour. The property is within easy walking distance of the Pier, retail shops/supermarket, restaurants, cinema and a woodland walk.

The accommodation comprises; splendid entrance vestibule with intricate cornice detail and mosaic tiled floor, spacious hallway, fabulous bay window lounge with magnificent uninterrupted sea views, feature fireplace with marble hearth/back and living flame gas fire. Fitted dining kitchen with a range of base and wall mounted units, fridge/freezer, gas hob, electric oven, dishwasher, plumbing for washing machine and cupboard housing combi boiler. There are two generous double bedrooms, one situated to the front and benefiting from sea views, the other to the rear and having fitted mirrored wardrobes, this room is currently utilized as a sitting room and has a gas fire and surround. There is a study area which has shelved bookcases (one of which will be removed). Conservatory off door of hallway and a real suntrap in the afternoon. Well presented bathroom comprising bath with shower over, shower screen, wash hand basin, WC and bidet, alcove area with storage below.

The property further benefits from double glazing, gas central heating, private front and rear gardens.

### Measurements

Ent Vestibule	2.127 x 2.296m	Bedroom Two/Sitting Room	3.611 x 3.831m
Hallway	2.288 x 7.037m	Study	2.114 x 2.380m
Lounge	4.213 x 7.204m	WC Apartment	0.949 x 2.010m
Dining Kitchen	3.443 x 3.780m	Bathroom	1.818 x 3.544m
Bedroom One	4.062 x 4.381m	Conservatory	2.327 x 2.985m

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

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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