



Main Door, Ground Floor Flat
33 Argyle Terrace, Rothesay, Isle of Bute
Offers Around £119,000

Hannay Fraser & Co



Location & Description

Spacious, ground floor flat within substantial semi-detached two storey and attic building situated on an elevated site and benefiting from sea views. The property is five minutes from the town centre with easy access to buses, shops, schools, supermarket, cinema, etc. The seafront and woodland walks are only a minute's walk away.

The property comprises; shared entrance vestibule, spacious hallway with storage cupboard and separate WC apartment. Fabulous lounge benefiting from sea views, good cornice detail, open working fire and surround, deep skirting board. Two double bedrooms, one benefiting from fitted mirrored wardrobes and shelved storage cupboard. Dining size kitchen situated to the rear of the property and benefiting from base and wall mounted units, gas hob, electric oven, upright fridge/freezer and space for washing machine, large walk-in cupboard housing GCH boiler and DG door leading to outbuildings/garden. Spacious bathroom comprising shower cubicle, bath, wash hand basin and WC.

The property further benefits from double glazing, gas central heating, private gardens, garage, driveway and outbuildings.

Measurements

Hallway	
Lounge	4.302 x 5.051m
Dining Kitchen	3.338 x 4.209m
Bedroom One	3.072 x 4.557m
Bedroom Two	2.710 x 5.171m
Bathroom	1.961 x 3.072m

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.

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