



Semi Detached Villa
Elm Villa, Minister's Brae, Rothesay
offers around £83,000

Hannay Fraser & Co



Location & Description

Semi detached villa in need of modernisation and upgrading. Situated in residential location and within walking distance of the meadows and the countryside and benefiting from good public transport links.

The property comprises; entrance vestibule, spacious hallway with staircase leading to upper floor. Bay window lounge with alcove area and fireplace with electric fire. Dining room situated to the rear and accessing the kitchen which has a range of base and wall mounted units, gas hob, electric oven and washing machine with door leading to garden.

Mid Landing; Situated on the middle landing is the bathroom comprising bath, wash hand basin and WC. There is a further room at this level which would make an ideal computer room/study.

First Floor; This level comprises two generous double bedrooms and a single bedroom, the master being situated to the front and having the benefit of a bay window.

The property further benefits from electric heating and private front, side and rear garden.



Measurements

Ground Floor;

Ent Vestibule	
Hallway	
Lounge	4.372 x 5.228m
Dining Room	3.672 x 4.361m
Kitchen	2.642 x 3.605m

Middle Landing/First Floor;

Bathroom	1.560 x 2.646m
Bedroom One	3.230 x 5.210m
Bedroom Two	2.478 x 3.695m
Bedroom Three	3.192 x 4.184m

Viewing By Appointment through Hannay Fraser & Co

Council Tax Band D

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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