



First Floor Flat
6C McNabs Brae, Rothesay, Isle of Bute
Offers Around - £87,000

Hannay Fraser & Co



SOLICITORS

HANNAY FRASER & CO

ESTATE AGENTS



Location & Description

Excellent opportunity to acquire this first floor flat, with its own entrance to the rear of the building. The property is situated on the seafront and benefits from magnificent sea views over Rothesay Bay, to the Cowal Hills and Firth of Clyde. Conveniently located for all amenities including public transport, retail shops, supermarket, cinema etc.

The property comprises; generous hallway with large walk-in storage cupboard. Lounge to the front with magnificent uninterrupted sea views, electric fire with wood surround. Dining sized kitchen with base and wall units, gas cooker, dishwasher, washing machine, freezer and space for a fridge/freezer. There are three double bedrooms, the master bedroom situated to the front of the property and benefiting from wonderful sea views. Shower room comprising double shower cubicle with electric shower, wash hand basin, the walls are partially tiled. Separate WC apartment with wash hand basin and vanity unit, two storage cupboards and a WC.

The property further benefits from gas central heating, double glazing, shared gardens to the rear and off street parking. The building is also factored.

Measurements

Lounge	5.171 x 2.853m	Bedroom 3	4.893 x 2.827m
Kitchen	4.799 x 3.633m	Shower Room	2.567 x 1.725m
Bedroom 1	3.671 x 3.012m	WC Apartment	1.698 x 1.632m
Bedroom 2	3.831 x 3.121m		

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.

Telephone Hannay Fraser & Co on 01700 503 112

www.hannayfraser.co.uk

E mail property@hannayfraser.co.uk



SOLICITORS

HANNAY FRASER & CO

ESTATE AGENTS