



Ground Floor Flat
99 High Street, Rothesay, Isle of Bute
Fixed Price £45,000

Hannay Fraser & Co



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Location & Description

Fabulously presented and exceptionally spacious ground floor flat ideally situated for all local amenities to include schools, swimming baths, public park/meadows and retail shops.

The property comprises, hallway providing access to all rooms and benefiting from excellent storage cupboards and solid wood flooring which continues into the extremely spacious lounge which is beautifully presented and very bright with large picture windows overlooking drying green. Modern fitted kitchen comprising a range of base and wall mounted units, gas hob, electric oven, tiled splashback and space for an upright fridge/freezer and washing machine. Generously proportioned double bedroom situated to the rear of the property with large picture windows overlooking drying green. Well presented bathroom comprising bath with shower over, wash hand basin and WC, tiled walls and floor.

The property further benefits from double glazing, gas central heating, shared drying green and off road residents parking at the rear.

Measurements

Hallway	0.949 x 3.848m	Council Tax – Band A
Lounge	3.093 x 4.980m	Viewing – By Appointment Only.
Kitchen	2.791 x 2.505m	
Bedroom One	2.588 x 4.860m	
Bathroom	1.668 x 2.041m	

The Home Report value for this property is £57,000.

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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