



Second Floor Flat
8 Argyle Street, Rothesay, Isle of Bute
Offers Around - £64,000

Hannay Fraser & Co



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Location & Description

Excellent opportunity to acquire this second floor flat within a tenement building situated on the seafront and benefiting from excellent original features and stunning sea views.

The property comprises; hallway with wooden flooring, fabulous lounge with intricate cornice detail and centre rose, living flame gas fire with marble surround, shelved alcove area and stunning sea views and outlook over the putting green. The kitchen is situated off the lounge and benefits from base and wall mounted units, electric cooker, fridge/freezer and space for a washing machine. There are two bedrooms, one situated to the rear and benefiting from fitted mirrored wardrobes, the other to the front and having wooden flooring and fabulous sea view. Shower room comprising double shower cubicle, electric shower, wash hand basin and WC.

The property further benefits from double glazing, gas central heating, shared drying green and outhouse to the rear. The building is also factored.

Measurements

Hallway	2.274 x 2.546m
Lounge	3.284 x 4.402m
Kitchen	2.167 x 2.515m
Bedroom One	3.137 x 3.512m
Bedroom Two	2.109 x 4.135m
Shower Room	1.045 x 2.842m

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

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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