



Ground Floor Flat
Flat 1 West Park, 25 Argyle Street, Rothesay
Offers Around £115,000

Hannay Fraser & Co



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Location & Description

Well presented ground floor flat situated within tenement building and located on the seafront with spectacular uninterrupted sea views. The building has a door entry system and is also factored.

The property comprises; hallway with two storage cupboards, one of which has plumbing for a washing machine. Fabulous open plan lounge/kitchen with large picture window to the front affording spectacular sea views. The kitchen has a range of modern base and wall units, gas hob, electric oven and fridge. There are three generous double bedrooms and a beautifully presented bathroom comprising bath with shower over, wash hand basin and WC, part tiled walls and wooden floor.

The property further benefits from partial double glazing, gas central heating, private garden to the front, shared drying green to the rear and outside shed.

Measurements

Hallway	
Lounge	3.974 x 4.489m
Kitchen	2.781 x 3.159m
Bedroom One	3.024 x 3.181m
Bedroom Two	2.089 x 3.864m
Bedroom Three	3.897 x 4.093m
WC Apartment	0.601 x 2.344m
Bathroom	1.593 x 2.969m

Viewing By Appointment through Hannay Fraser & Co

Whilst we endeavor 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 endeavor to assist you in any way possible.

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