



Mid Terrace Villa
1 Battery Place, Rothesay, Isle of Bute
Offers Around £195,000

Hannay Fraser & Co



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Location & Description

Extremely spacious, mid terrace town house situated on the seafront and benefiting from panoramic sea views. The property has many original features to include cornices, centre roses and original doors. The property is within easy walking distance of all amenities to include Rothesay Pier, retail shops, bars and restaurants.

The **ground floor** extends to; spacious entrance vestibule with original tiled floor, wonderful reception hallway with original banister and stained glass window, fabulous bay window lounge with sea views, living flame gas fire, alcove area and cornice detail. Modern fitted kitchen situated at the rear of the property with windows overlooking the rear garden, a range of base and wall mounted units, double electric oven and hob, dishwasher, washing machine, tumble dryer and fridge/freezer. Spacious dining room with window to the side, double bedroom and a shower room are also situated at this level.

The **first floor** comprises two bedrooms, the master benefiting from a bay window, open fireplace, cornice detail and magnificent sea views. Extremely spacious bathroom with separate shower cubicle, elevated bath, wash hand basin and WC. The landing has two excellent storage cupboards.

Lower Ground Floor

The lower ground floor is in fact a self contained one bedroom flat and can be accessed internally or by its own front door. This floor would be ideal for letting out or as a “granny flat” for a relative.

The property further benefits from partial double glazing, secondary glazing, gas central heating, private front and rear gardens and the added bonus of a garage.

Ground Floor

Ent Vestibule	1.746 x 1.859m
Hallway	2.388 x 4.704m
Lounge	4.892 x 6.376m
Bedroom	3.495 x 4.206m
Dining Room	3.712 x 3.982m
Kitchen	2.929 x 4.281m
Shower Room	1.342 x 2.644m

First Floor

Master Bed	4.298 x 6.395m
Bed 2	2.437 x 3.537m
Bathroom	3.487 x 4.291m

Lower Ground Floor

Lounge	3.162 x 3.918m
Bedroom	3.616 x 6.385m
Shower Room	1.414 x 3.373m

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

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



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