



Second Floor Flat
24 Russell Street, Rothesay, Isle of Bute
offers over £39,900

Hannay Fraser & Co



Location & Description

Bright, second floor flat within traditional, well maintained factored tenement building. The property is ideally situated for all local amenities to include public transport, swimming pool, schools, health centre, etc. The property is an excellent opportunity for a first time buyer, holiday home or ideal rental opportunity.

The property comprises; hallway, bright lounge with gas fire, window to front and large storage cupboard. Fitted kitchen with a range of base and wall mounted units, gas hob, electric oven and space for a fridge and freezer. Double bedroom situated to the rear and a spacious shower room comprising shower cubicle, wash hand basin and WC, walls are tiled.

The property further benefits from gas central heating and a shared drying green.

Measurements

Lounge	2.736 x 4.588m
Kitchen	1.682 x 3.081m
Bedroom One	3.336 x 3.816m
Shower Room	1.591 x 2.060m

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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