



Mid Terrace, First Floor Flat
Abbotsford, Gowanfield Terrace, Rothesay
Offers Around - £120,000

Hannay Fraser & Co



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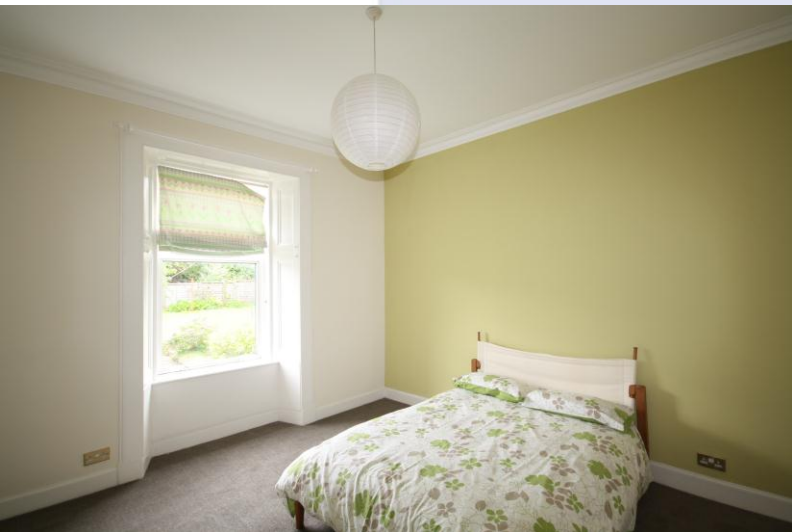
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Location & Description

Extremely spacious, bright and well presented, three bedroom mid terrace first floor flat situated in a quiet residential location within easy walking distance of the town centre and benefiting from an open outlook.

The property comprises; Entrance vestibule, T shaped hallway and has excellent cornice detail, two large storage cupboards, one of which has plumbing for a washing machine and would make an ideal utility/laundry room. There is also an access hatch to a large floored loft area with lighting. Superb bay window lounge with intricate cornice detail and centre rose, marble fireplace with living flame gas fire, open outlook over Rothesay Bay and towards Canada Hill/Rothesay Golf Course. Generously proportioned dining kitchen with a range of base and wall mounted units, gas hob, electric oven, integrated fridge, washing machine and dishwasher. There are two exceptionally spacious double bedrooms, one situated to the front and the other to the rear, there is also a single bedroom to the front. The bathroom comprises separate shower cubicle with electric shower, bath, wash hand basin and WC.

The property further benefits from double glazing, gas central heating and shared garden at the rear.

Measurements

Ent Vest	1.141 x 1.449m
T Shaped Hall	
Lounge	4.179 x 6.248m
Kitchen	3.366 x 3.924m
Bedroom One	3.590 x 5.216m
Bedroom Two	3.733 x 4.229m
Bedroom Three	2.127 x 4.930m
Bathroom	1.402 x 3.946m

Viewing By Appointment through Hannay Fraser & Co

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

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