



Second Floor Flat
5 Argyle Place, Rothesay, Isle of Bute
Offers Around £108,000

Hannay Fraser & Co



Location & Description

Second floor flat occupying the entire top floor within this substantial seafront tenement building with views over Rothesay Bay, to the Cowal Hills and Firth of Clyde. The property is ideally situated for all local amenities including public transport, retail shops, supermarket etc.

The property comprises; hallway with storage cupboard, bay window lounge with stunning sea views, electric fire and surround, alcove area and intricate cornice detail. Exceptionally spacious dining kitchen with a range of base and wall mounted units, electric hob and oven and a gas fire with surround. Separate utility area with storage units and plumbing for a washing machine and tumble dryer. There are three bedrooms, two good doubles, one situated to the front with a bay window and taking advantage of the sea views. The bathroom comprises a bath with shower over, wash hand basin and WC.

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

Measurements

Hallway	2.096 x 7.689m
Lounge	4.460 x 6.123m
Kitchen	4.434 x 4.444m
Utility Room	1.564 x 2.048m
Bedroom One	4.439 x 4.914m
Bedroom Two	3.470 x 4.424m
Bedroom Three	2.094 x 2.913m
Bathroom	1.652 x 2.613m

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.

Telephone Hannay Fraser & Co on 01700 503 112

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