



Ground Floor Flat
2 Union Street, Rothesay, Isle of Bute
Offers Around £63,000

Hannay Fraser & Co



Location & Description

Ground floor main front and back door flat with traditional tenement building factored by Fyne Homes. The property is within walking distance of primary and secondary schools, meadows, swimming baths, bus services and a five minute walk from the ferry service and main town centre..

The property comprises; hallway with storage cupboard, generously proportioned lounge with twin aspect windows to front and gas fire. Excellent dining sized kitchen to the rear with a range of base and wall mounted units, gas cooker, washing machine, freezer and fridge/freezer, large walk in pantry cupboard and door providing access to the back garden. Two double bedrooms and spacious bathroom comprising bath with shower over, wash hand basin and WC, part tiled walls.

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

Measurements

L Shaped Hallway

Lounge 3.739 x 4.478m

Dining Kitchen 3.741 x 3.909m

Bedroom One 3.038 x 3.908m

Bedroom Two 2.342 x 3.363m

Bathroom 1.876 x 1.881m

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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