



**Maisonette Flat**  
**11 Columshill Place, Rothesay, Isle of Bute**  
**Offers Around - £65,000**

**Hannay Fraser & Co**



SOLICITORS

HANNAY FRASER & CO

ESTATE AGENTS



### Location & Description

Fabulously presented maisonette, one bedroom flat with its own entrance and private staircase leading to the first floor. The property is ideally situated for the town centre, meadows, public park, swimming baths and public transport.

The property comprises; Private staircase leading to first floor accommodation of spacious living room with twin aspect windows to the front and living flame gas fire, spacious dining kitchen with a range of base and wall mounted units, electric cooker, fridge/freezer and washing machine with window overlooking private garden area. Bathroom comprising bath with shower over, folding shower screen, WC and wash hand basin.

Fabulous master bedroom on the upper floor with bay window projection to the front and further window to the rear.

The property further benefits from original windows, gas central heating and private garden.

### Measurements

Living Room	2.965 x 4.827m
Kitchen	3.047 x 3.150m
Bathroom	1.367 x 2.571m
Bedroom	3.603 x 7.158m

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.



**Telephone Hannay Fraser & Co on 01700 503 112**

[www.hannayfraser.co.uk](http://www.hannayfraser.co.uk)

E mail [property@hannayfraser.co.uk](mailto:property@hannayfraser.co.uk)