



Top Floor Flat
27 East Princes Street, Rothesay, Isle of Bute
offers around £80,000

Hannay Fraser & Co



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Location & Description

Spacious, bright, well presented, top floor flat within well maintained red sandstone building situated on the seafront and benefiting from a security controlled entry system. The property is ideally situated for all local amenities to include public transport, supermarket, restaurants, cinema and of course Rothesay Pier.

The property comprises; spacious hallway with three good storage cupboards, bay window lounge with magnificent sea views, fireplace with living flame gas fire. Excellent dining size kitchen with a range of base and wall mounted units, gas cooker, and upright fridge freezer and recess area ideal for dining table and chairs. There are two double bedrooms, one situated to the front with sea views and the other to the rear. Well presented bathroom comprising bath with shower over, wash hand basin and WC.

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

Measurements

Hallway	4.01 x 3.35m
Lounge	5.22 x 3.54m
Kitchen	2.79 x 5.62m
Bedroom One	2.30 x 4.68m
Bedroom Two	2.12 x 4.05m
Bathroom	1.19 x 3.02m

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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