Ground Floor Flat
36 St Bride's Road, Rothesay, Isle of Bute
offers around £85,000

Hannay Fraser & Co

Location & Description

Impeccably presented, substantial ground floor flat in an elevated position on the outskirts of Rothesay Town Centre. The property has been refurbished to an exceptionally high standard internally and provides great family accommodation.

The property comprises; spacious hallway accessing all rooms. Fabulous bay window lounge with outlook over front garden, living flame gas fire with surround and marble hearth and door leading to kitchen. Modern fitted kitchen with a range of base and wall mounted units, gas hob and electric oven with space for a washing machine, fridge and freezer and a double glazed door leading to private secluded rear garden and office. There are three generously proportioned double bedrooms and a well presented bathroom comprising bath with shower over, shower screen, wash hand basin and WC with part tiled walls.

The property further benefits from double glazing, gas central heating, private front and rear garden. Within the rear garden is an excellent outside office equipped with all mod cons and a linked garden shed.

Measurements

Hallway	7.489 x 1.018m
Lounge	3.840 x 5.599m
Kitchen	2.955 x 3.203m
Bedroom One	3.194 x 4.586m
Bedroom Two	3.216 x 3.662m
Bedroom Three	2.905 x 3.665m
Bathroom	1.632 x 2.269m

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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Back Garden

Outside Office Space