



**Main Door, Ground Floor Apartment
1 Alma Terrace, Rothesay, Isle of Bute
Offers Around £110,000**

Hannay Fraser & Co



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Location & Description

Exceptionally spacious main door, ground floor apartment of substantial stone built detached villa which benefits from mature private gardens. 1 Alma Terrace is ideally situated for the town centre yet is in a quiet residential area.

The property comprises; entrance vestibule, spacious hallway, beautifully presented lounge with living flame gas fire and shelved alcove area. Dining kitchen situated to the rear of the property with a range of base and wall mounted units, gas hob, electric oven and a breakfast bar area. The utility room/rear porch has plumbing for a washing machine and space for an upright fridge/freezer and double glazed door providing access to the garden. Two generously proportioned double bedrooms and a single bedroom. Extremely spacious bathroom comprising bath with shower over, wash hand basin and WC with window to the side of property.

The property further benefits from double glazing, gas central heating, private and secluded gardens, garden shed, greenhouse and shared outbuildings.

Measurements

Ent Vestibule	1.051 x 1.357m
Hallway	
Lounge	4.395 x 4.782m
Kitchen	3.358 x 3.376m
Utility Room	2.124 x 2.363m
Bedroom One	4.260 x 4.382m
Bedroom Two	3.374 x 4.206m
Bedroom Three	2.227 x 2.983m
Bathroom	1.850 x 3.499m

Viewing By Appointment through Hannay Fraser & Co

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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