



First Floor Flat
34 Montague Street, Rothesay, Isle of Bute
Offers Around £30,000

Hannay Fraser & Co



Location & Description

Spacious, first floor, one bedroom flat within tenement building situated in the heart of Rothesay town centre and ideally situated for the ferry terminal, retail shops, local transport etc.

The property comprises; hallway with large walk-in storage cupboard and a further shelved cupboard, bay window lounge with feature fireplace, electric fire and recess area. Generously proportioned dining kitchen to the rear of the property with a range of base and wall mounted units, gas cooker and space for dining table and chairs. Double bedroom situated to the front and with an outlook over Rothesay Castle. Bathroom comprising bath, wash hand basin and WC.

The property further benefits from partial double glazing and gas central heating.

Measurements

Hallway	2.082 x 3.587m
Lounge	3.312 x 6.181m
Dining Kitchen	2.955 x 5.218m
Bedroom One	2.198 x 3.934m
Bathroom	1.359 x 2.689m

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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