



Third Floor Flat
47 High Street, Rothesay, Isle of Bute
Offers Around - £88,000

Hannay Fraser & Co



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Location & Description

Extremely spacious, well presented top floor flat within traditional tenement building situated on the periphery of Rothesay town centre. The property has a birds eye view over Rothesay Castle and is within easy walking distance of all local amenities. The property is available as seen making it an ideal rental investment opportunity or a starter flat for the first time buyer.

The accommodation comprises; hallway with large storage cupboard, generously proportioned lounge with living flame gas fire, tiled hearth and back with wood surround, shelved alcove area with storage below. Fabulous dining size kitchen to the rear of the property with a range of base and wall mounted units, fridge, gas hob and electric oven and a separate utility room housing a washing machine, tumble dryer, dishwasher and GCH boiler. There are two double bedrooms situated to the front with an outlook over the Castle and benefiting from fitted furniture. Well presented bathroom comprising corner bath, separate shower cubicle, wash hand basin and WC, walls are tiled from floor to ceiling.

The property further benefits from a door entry system, double glazing and gas central heating.

Measurements

Hallway	1.333 x 7.117m
Lounge	3.948 x 5.313m
Kitchen	4.067 x 4.908m
Utility Room	2.257 x 2.419m
Bedroom One	2.840 x 4.262m
Bedroom Two	3.702 x 4.331m
Bathroom	2.215 x 4.042m

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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