



End Terrace, First Floor Flat
Flat 2, Abbotsford, Gowanfield Terrace, Rothesay
Offers Around - £110,000

Hannay Fraser & Co



SOLICITORS

HANNAY FRASER & CO

ESTATE AGENTS



Location & Description

Extremely spacious, bright and well presented, two bedroom end terrace first floor flat situated in a quiet residential location within easy walking distance of the town centre and benefiting from an open outlook. The Meadows, public park, schools, swimming baths, retail shops and town centre are all within walking distance.

The property comprises; Entrance vestibule, hallway with excellent walk-in storage cupboard which in turn provides access to a partially floored loft. Fabulous bay window lounge with intricate cornice detail and centre rose, living flame gas fire and surround and benefiting from an open outlook over Rothesay Bay and towards Canada Hill/Rothesay Golf Course. Large dining kitchen situated to the rear with a window overlooking the back green and side window overlooking the meadows, the kitchen has free standing units, a gas fire and surround. There are two generously proportioned double bedrooms, one situated to the front and the other to the rear. The shower room comprises double cubicle shower cubicle with mains operated shower, wash hand with vanity unit below and WC.

The property further benefits from double glazing, electric central heating and shared garden at the rear.

Measurements

Ent Vest	1.098 x 1.465m
Hallway	2.166 x 5.836m
Lounge	4.201 x 5.737m
Kitchen	3.553 x 4.608m
Bedroom One	3.627 x 5.276m
Bedroom Two	2.872 x 4.234m
Bathroom	1.380 x 3.024m

Viewing By Appointment through Hannay Fraser & Co
Council Tax Band B

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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