



First Floor Maisonette Apartment
27 Roslin Crescent, Rothesay, Isle of Bute
Fixed Price - £125,000

Hannay Fraser & Co



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Location & Description

A truly unique opportunity to purchase this superbly converted maisonette apartment, finished to an exceptionally high standard throughout. The property is ideally situated and within walking distance of primary and secondary schools, swimming baths, public park, health centre and an 18 hole golf course with public transport on the doorstep.

The property is entered via a double glazed door at the side of the property with a private internal staircase leading to the first floor. On this level is a fabulously fitted modern kitchen comprise a range of base and wall mounted units, integrated oven and microwave, dishwasher, gas hob with stainless steel hood over, tiled splash-back and breakfast bar area. There is a separate utility space which houses an American style fridge/freezer, washing machine, tumble dryer and gas central heating boiler. There are four double bedrooms, all of which benefit from fitted wardrobes, two situated to the front and two to the rear. Exceptionally well presented four piece bathroom with double shower cubicle, Jacuzzi bath, wash hand basin and WC, the walls are fully tiled as is the floor.

Situated on the upper floor is the dining area which is light and bright with a velux window to the front and side, opening up into an extremely spacious living room with feature triple aspect floor to ceiling velux windows, the middle of which opens out to form a balcony area.

The property further benefits from double glazing, gas central heating, private back gardens with drying green area and large decking area. There is also a summer house which has patio doors out onto the decking.

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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ROOM DIMENSIONS

First Floor

Hallway	0.986 x 9.063m
Kitchen	3.018 x 3.019m
Utility Area	1.266 x 3.094m
Bedroom One	4.042 x 4.321m
Bedroom Two	3.098 x 3.338m
Bedroom Three	3.019 x 4.089m
Bedroom Four	2.953 x 4.122m
Bathroom	1.931 x 3.074m

Dining Area	3.043 x 3.483m
Living Room	4.884 x 7.199m

Vendors Clients of Hannay Fraser & Co



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