



**First Floor Flat (Top)**  
**Flat 5 Crichton View, Crichton Road, Rothesay**  
**Offers Over - £160,000**

**Hannay Fraser & Co**



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### Location & Description

Beautifully presented, extremely bright, first floor flat (top) situated on an elevated site and benefiting from unrestricted sea views. The development, completed approximately 12 years ago, consists of 6 flats and benefits from residents parking to the rear. Crichton View is located approximately one mile from Rothesay town centre with public transport on its doorstep.

The property comprises; extremely spacious hallway with two large storage cupboards and pull down ladder accessing floored loft space. Fabulous lounge benefiting from magnificent sea views, marble fireplace with electric fire and door out to balcony. Modern fitted kitchen with a range of base and wall mounted units, electric hob and oven, space for a washing machine and fridge. Generously proportioned dining room with angled window to the side benefiting from sea views and which could easily be utilized as a third bedroom. The master bedroom is situated to the front and benefits from stunning sea views, fitted mirrored wardrobes and an en-suite shower room comprising corner shower cubicle, wash hand basin and WC with fully tiled walls. Spacious, bright second double bedroom situated to the rear. Well presented bathroom with bath, wash hand basin and WC, part tiled walls.

The property further benefits from a door entry system, double glazing, electric central heating, car parking area to the rear of the property and a bin area.

### Measurements

Hallway	
Lounge	4.179 x 5.188m
Kitchen	3.017 x 3.866m
Master Bedroom	3.587 x 3.819m
En-suite Shower Room	1.484 x 1.881m
Bedroom Two	2.620 x 3.040m
Dining Room/Bed Three	2.276 x 3.752m
Bathroom	1.851 x 2.615m

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

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.

**Telephone Hannay Fraser & Co on 01700 503 112**

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