



Ground Floor Flat
7 Chapelhill Road, Rothesay, Isle of Bute
Offers Around £85,000

Hannay Fraser & Co



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Location & Description

Ground floor flat presented in show home condition within an exceptionally well maintained tenement building. The property is ideally situated with a supermarket, retail shops, putting green, promenade and the main pier within a minute's walk.

The property comprises; spacious hallway with cornicing and large walk-in storage cupboard. Fabulous bay window lounge, living flame gas fire and surround with marble hearth and back, centre rose and cornice detail. Located off the lounge is a box room which would make an ideal office/study. Modern fitted dining kitchen with a range of base and wall mounted units, gas hob, electric oven, space for washing machine and upright fridge/freezer. There are two excellent double bedrooms, one situated to the front and benefiting from fitted wardrobes, the other to the rear with window overlooking back garden. Well presented bathroom comprising bath, wash hand basin and WC, part tiled walls.

The property further benefits from double glazing, gas central heating, shared drying green and outbuilding, private front garden and private garden area at the rear which has been decked.

Measurements

Hallway	2.386 x 3.828m
Lounge	4.055 x 5.804m
Box Room	1.688 x 2.473m
Kitchen	2.902 x 3.507m
Bedroom One	2.847 x 4.608m
Bedroom Two	1.994 x 3.511m
Bathroom	1.228 x 3.522m

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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