



BestMove
SCOTLAND



**BLAIR &
BRYDEN**



Centrally located FIRST FLOOR FLAT requiring a degree of internal upgrading which is reflected in the price. Comprising hallway, lounge, kitchen, double bedroom & bathroom. GCH & single glazing. Perfect investment opportunity for buy to let or serviced apartments.

FLAT 1/2, 4 DEAN HOOD PLACE, ROTHESAY, PA20 0AS

OFFERS OVER: £30,000

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Centrally located FIRST FLOOR FLAT requiring a degree of internal upgrading which is reflected in the price. GCH & single glazing. Perfect investment opportunity for buy to let or serviced apartments.

Entrance hallway giving access to all accommodation featuring. Lounge located to the front of the property, good sized living area. Fitted kitchen hosting wall and base units providing ample work and storage space throughout.

The property benefits from great sized double bedroom.

Bathroom comprising w.c, wash hand basin and bath.

Early viewing of this property is highly recommended to appreciate the potential.

ACCOMMODATION

Hallway – 4.30m(14'1")x2.07m(6'8")approx. (longest & widest point)

Lounge – 3.74m(12'3")x3.44m(11'3")approx.

Kitchen – 2.52m(8'3")x2.47m(8'1")approx. (longest & widest point)

Bedroom – 4.20m(13'8")x2.74m(9'0")approx.

Bathroom – 2.16m(7'1")x1.81m(5'9")approx.

The agent has Not tested any apparatus, equipment, fixture Or services And cannot verify that they are In working order Or fit For their purpose, neither has the agent checked the legal documents To verify the tenure Of the Property. The prospective purchasers are advised To obtain verification from their Solicitor Or Surveyor. The above particulars whilst carefully prepared are Not warranted And Do Not form part Of any contract Of sale. Interested parties should have their own solicitor note their interest With the selling agents In order that they may be informed If a closing Date Is Set For the receipt Of offers. The sellers Do Not bind themselves To accept the highest Or any offer.

SELLING

Do you have a Property To sell? Blair & Bryden (BestMove Scotland) can offer you a free valuation And advice On the sale Of your present Property. Should this be Of interest please ask For Linda Swan 01475 788246 Or Harry Gray On 01475 558420.